



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

0725-54

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	MCCASKILL IDA MAE ESTATE OF 419 W ROMANA ST PENSACOLA, FL 32502 419 W ROMANA ST 15-1954-000 LT 11 BLK 3 DONELSON AND 19TH ARPENT OR 668 P 403 OR 1988 P 422 SEC 43/44 T 2S R 30 CA 97	Certificate #	2022 / 7437
		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)
# 2022/7437	06/01/2022	1,965.94	98.30	2,064.24
→ Part 2: Total*				2,064.24

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)
# 2023/7594	06/01/2023	2,068.62	6.25	103.43	2,178.30
Part 3: Total*					2,178.30

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)	4,242.54
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,024.31
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)	6,641.85

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

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date April 25th, 2024

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

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>07/02/2025</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400643

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
15-1954-000	2022/7437	06-01-2022	LT 11 BLK 3 DONELSON AND 19TH ARPENT OR 668 P 403 OR 1988 P 422 SEC 43/44 T 2S R 30 CA 97

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



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:	000S009070111003					Year	Land	Imprv	Total	Cap Val
Account:	151954000					2023	\$103,005	\$53,908	\$156,913	\$95,778
Owners:	MCCASKILL IDA MAE ESTATE OF					2022	\$103,005	\$48,121	\$151,126	\$87,071
Mail:	419 W ROMANA ST PENSACOLA, FL 32502					2021	\$103,005	\$37,927	\$140,932	\$79,156
Situs:	419 W ROMANA ST 32502					Disclaimer				
Use Code:	SINGLE FAMILY RESID					Tax Estimator				
Taxing Authority:	PENSACOLA CITY LIMITS					File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window					Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						2023 Certified Roll Exemptions				
Sales Data						None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	Legal Description				
02/2006	5841	1400	\$100	OT		LT 11 BLK 3 DONELSON AND 19TH ARPENT OR 668 P 403 OR				
11/1984	1988	422	\$8,500	WD		1988 P 422 SEC 43/44 T 2S R 30 CA 97				
02/1983	1988	420	\$100	QC						
01/1973	668	402	\$9,000	SC		Extra Features				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						METAL BUILDING				

Sales Data						2023 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None				
02/2006	5841	1400	\$100	OT						
11/1984	1988	422	\$8,500	WD						
02/1983	1988	420	\$100	QC						
01/1973	668	402	\$9,000	SC						
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Legal Description				
						LT 11 BLK 3 DONELSON AND 19TH ARPENT OR 668 P 403 OR 1988 P 422 SEC 43/44 T 2S R 30 CA 97				
						Extra Features				
						METAL BUILDING				


Parcel Information

Launch Interactive Map

Section

Map Id:
CA097

Approx.
Acreage:
0.1576

Zoned: 

0

40

40

40

9.2

100

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

171.67

**Evacuation
& Flood
Information**
Open
Report

Buildings

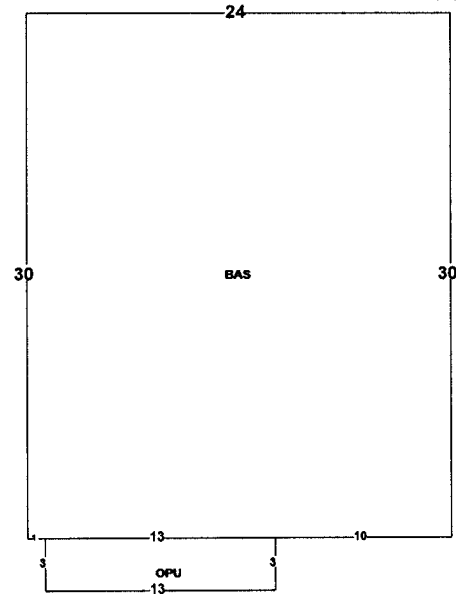
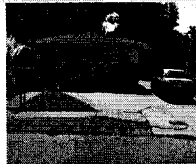
Address: 419 W ROMANA ST, Year Built: 1964, Effective Year: 1964, PA Building ID#: 25823

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-VINYL/CORK
FOUNDATION-SLAB ON GRADE
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL



Areas - 759 Total SF

BASE AREA - 720**OPEN PORCH UNF - 39****Images**

11/7/2018 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: 05/06/2024 (tc.4038)



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 #: 15-1954-000 CERTIFICATE #: 2022-7437

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: March 17, 2005 to and including March 17, 2025 Abstractor: Andrew Hunt

BY

Michael A. Campbell,
As President
Dated: March 20, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

March 20, 2025

Tax Account #: **15-1954-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JACQUELYN D JACKSON, PHYLLIE ROSALIE MCDOLE, KELVIN DURANT, PETROS DURANT, JAMES DURANT, ESTATE OF RONALD EUGENE DURANT**

By Virtue of Order Determining Homestead Status recorded 1/10/2025 in OR 9255/1270
ABSTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR RONALD EUGENE DURANT RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

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 Enforcement Lien in favor of the City of Pensacola recorded 3/7/2024 – OR 9113/1537**
 - b. **Lien in favor of the City of Pensacola recorded 12/19/2022 – OR 8905/1582**
 - c. **Lien in favor of the City of Pensacola recorded 8/22/2023 – OR 9029/1732**
 - d. **Lien in favor of the City of Pensacola recorded 10/31/2023 – OR 9061/1293**
 - e. **Lien in favor of the City of Pensacola recorded 1/31/2024 – OR 9097/1559**
 - f. **Certificate of Delinquency recorded 6/22/2005 – OR 5665/1872**
 - g. **Judgment in favor of Northstar Capital Acquisition LLC recorded 6/9/2009 – OR 6469/1614 – Did not find an assignment but found an affidavit of assignment OR 7263/1941 so we notified both Northstar and LVNV Funding, LLC**
 - h. **Judgment in favor of Escambia County Department of Community Corrections recorded 5/9/2006 – OR 5901/487**
 - i. **Judgment in favor of Escambia County Department of Community Corrections recorded 5/9/2006 – OR 5901/664**
 - j. **Restitution Lien in favor of Escambia County recorded 5/31/2007 – OR 6154/1868**
 - k. **Judgment in favor of Escambia County recorded 2/27/2006 – OR 5847/1821**
 - l. **Judgment in favor of Escambia County recorded 2/27/2006 – OR 5848/253**
 - m. **Judgment in favor of Escambia County recorded 3/14/2012 – OR 6831/1305**

4. Taxes:
Taxes for the year(s) 2021-2023 are delinquent.
Tax Account #: 15-1954-000
Assessed Value: \$105,355.00
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: JUL 2, 2025

TAX ACCOUNT #: 15-1954-000

CERTIFICATE #: 2022-7437

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>2024</u> tax year.

JACQUELYN D JACKSON, KELVIN DURANT,
PHYLLIE ROSALIE MCDOLE, PETROS DURANT
JAMES DURANT, RONALD EUGENE DURANT
419 W ROMANA ST
PENSACOLA, FL 32506

CLERK OF CIRCUIT COURT
DIVISION ENFORCEMENT
1800 WEST ST MARYS ST
PENSACOLA, FL 32501

JACQUELYN D JACKSON, KELVIN DURANT,
PHYLLIE ROSALIE MCDOLE, PETROS DURANT
JAMES DURANT, RONALD EUGENE DURANT
12331 PINFISH RD
PENSACOLA, FL 32506

DOR CHILD SUPPORT
DOMESTIC RELATIONS
3670B NORTH "L" ST
PENSACOLA, FL 32505

ESCAMBIA COUNTY DEPARTMENT
OF COMMUNITY CORRECTIONS
2251 N PALAFOX ST
PENSACOLA FL 32501

NORTHSTAR CAPITAL ACQUISITION LLC
170 NORTH POINTE PKWY STE 300
AMHERST, NY 14228

JACQUELINE BROWN JACKSON
902 MORRAN ST
PESACOLA, FL

JACQUELINE BROWN JACKSON
3339 CENTANNE ST
WHISTLER, AL 36612

LVNV FUNDING LLC
625 PILOT RD STE 3
LAS VEGAS, NV 89119

Certified and delivered to Escambia County Tax Collector, this 20th day of March 2025.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As Its President

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

PROPERTY INFORMATION REPORT

March 20, 2025

Tax Account #:15-1954-000

LEGAL DESCRIPTION EXHIBIT "A"

LT 11 BLK 3 DONELSON AND 19TH ARPENT OR 9255 P 1270 SEC 43/44 T 2S R 30 CA 97

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 15-1954-000(0725-54)

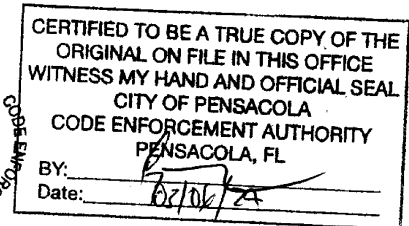
Recorded in Public Records 3/7/2024 12:21 PM OR Book 9113 Page 1537,
Instrument #2024017250, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

**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.

ESTATE OF IDA MAE MC CASKILL,
Respondent(s).



Case # 23-074

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate having heard and considered sworn testimony and other evidence presented in this matter on February 7, 2023, 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 419 West Romana Street, Pensacola, Escambia County, Florida, legally described as:

LT 11 BLK 3 DONELSON AND 19TH ARPENT OR 668 P 403 OR 1988 P 422 SEC 43/44
T 2S R 30 CA 97. TAX ACCT. #151954000.

2. The following described condition exists on the property: the vacant residential structure is unsecured(front and rear doors) and there are broken windows and the condition constitutes blight and lack of security of structure.

3. The date this condition was first observed was November 7, 2022; re-inspection made on February 7, 2023, 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 January 24, 2023, 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 beginning at 3:00 p.m. on February 7, 2023, 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):
14-4-3 of the Code of the City of Pensacola, Florida.
__ of the Florida Building Code.

BK: 9113 PG: 1538

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

2. The City prevailed in prosecuting this case before the Special Magistrate. 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 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 February 21, 2023. The structure must be secured and the broken windows must be repaired or replaced. [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 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, February 21, 2023, 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.**

BK: 9113 PG: 1539 Last Page

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.

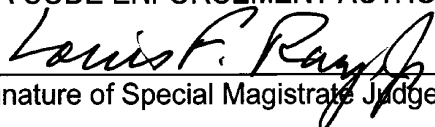
5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), the original or a certified copy of this and/or any subsequent Special Magistrate's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES 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 February 10, 2023, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY


(Signature of Special Magistrate Judge)

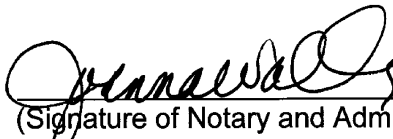
Louis F. Ray, Jr.
(Printed Name of Special Magistrate Judge)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

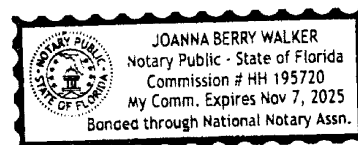
The execution of the foregoing order was acknowledged before me on February 10, 2023, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

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 12/19/2022 11:18 AM OR Book 8905 Page 1582,
Instrument #2022120107, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

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:

MCCASKILL, IDA MAE ESTATE OF
419 W ROMANA STREET

LT 11 BLK 3 DONELSON AND 19TH
ARPENT


Parcel Identification Number 000S009070111003
Real Estate Account Number 151954000

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 12th day of September 2022. Said lien shall be equal in dignity
to all other special assessments for benefits against property within the City.

DATED this 5th day of December, 2022

THE CITY OF PENSACOLA
a municipal corporation


BY:
KERRITH FIDDLER
CITY ADMINISTRATOR

ATTEST

CITY CLERK
(SEAL)
STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 5th day of
December, 2022, by Kerrith Fiddler, 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



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

Recorded in Public Records 8/22/2023 4:33 PM OR Book 9029 Page 1732,
Instrument #2023068772, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

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:

MCCASKILL, IDA MAE ESTATE OF
419 W ROMANA STREET

LT 11 BLK 3 DONELSON AND 19TH
ARPENT

Parcel Identification Number 000S009070111003
Real Estate Account Number 151954000

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 22nd day of May 2023. Said lien shall be equal in dignity to all
other special assessments for benefits against property within the City.

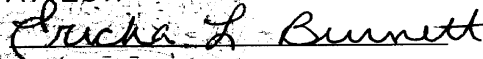
DATED this 7th day of August, 2023

THE CITY OF PENSACOLA
a municipal corporation



BY:
KERRITH FIDDLER
CITY ADMINISTRATOR

ATTEST:



CITY CLERK
(SEAL)

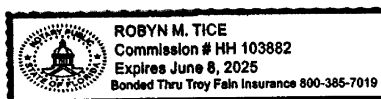
STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 16th day of
AUGUST, 2023 by Kerrith Fiddler, 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



Revised 1/24/2018

Recorded in Public Records 10/31/2023 2:18 PM OR Book 9061 Page 1293,
Instrument #2023087370, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

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:

MCCASKILL, IDA MAE ESTATE OF
419 W ROMANA STREET

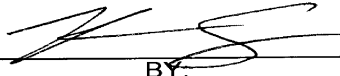
LT 11 BLK 3 DONELSON AND 19TH
ARPENT

Parcel Identification Number 000S009070111003
Real Estate Account Number 151954000

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 14th day of August 2023. Said lien shall be equal in dignity to
all other special assessments for benefits against property within the City.


DATED this 24th day of October 2023

THE CITY OF PENSACOLA
a municipal corporation



BY:
KERRITH FIDDLER
CITY ADMINISTRATOR

ATTEST:


CITY CLERK
(SEAL)

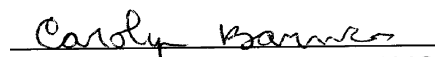
STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 25th day of
October, 2023 by Kerrith Fiddler, City Administrator of the City of Pensacola, a Florida municipal
corporation, on behalf of said municipal corporation who is personally known to me.



CAROLYN BARNES
Notary Public, State of Florida
My Comm. Expires Oct. 4, 2024
Commission No. HH 50373


NOTARY PUBLIC

Recorded in Public Records 1/31/2024 8:10 AM OR Book 9097 Page 1559,
Instrument #2024007251, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

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:

MCCASKILL IDA MAE ESTATE OF
419 W ROMANA STREET


LT 11 BLK 3 DONELSON AND 19TH
ARPENT

Parcel Identification Number 000S009070111003
Real Estate Account Number 151954000

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)
for all costs incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 8th day of November 2023. Said lien shall be equal in dignity to
all other special assessments for benefits against property within the City.


DATED this 22nd day of January 2024

THE CITY OF PENSACOLA
a municipal corporation



BY:
KERRITH FIDDLER
CITY ADMINISTRATOR

ATTEST:


CITY CLERK
(SEAL)

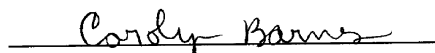
STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 23rd day of
January, 2024, by Kerrith Fiddler, City Administrator of the City of Pensacola, a Florida municipal
corporation, on behalf of said municipal corporation who is personally known to me.



CAROLYN BARNES
Notary Public, State of Florida
My Comm. Expires Oct. 4, 2024
Commission No. HH 50373


NOTARY PUBLIC

Recorded in Public Records 06/09/2009 at 04:15 PM OR Book 6469 Page 1614,
Instrument #2009038303, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 04/28/2009 at 09:35 AM OR Book 6452 Page 1289,
Instrument #2009027622, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

Filed & Rec'd
4-23-2009
Co. Civil

IN THE COUNTY COURT IN AND FOR ESCAMBIA
COUNTY, FLORIDA

CASE NO: 2009-CC-000237

NORTHSTAR CAPITAL ACQUISITION
LLC as successor in interest t
Wells Fargo Financial

Plaintiff,

vs.

JAMES E. DURANT

Defendant(s)

DEFAULT FINAL JUDGMENT

The above space reserved for recording information

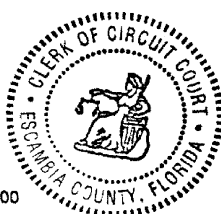
This action was heard after entry of default against Defendant, it is **ORDERED AND ADJUDGED** that:
Plaintiff, NORTHSTAR CAPITAL ACQUISITION LLC as successor in interest t Wells Fargo Financial
recover from Defendant(s), JAMES E. DURANT the following:

Principal	\$6,257.94
Costs	\$345.00
Interest	\$705.00
Total	\$7,307.94

That shall bear interest at the rate of 8% until such time as this judgment is satisfied.
For all of the above sums let execution issue.

It is further ordered and adjudged that the defendant(s) shall complete a FORM 7.343 Fact Information Sheet under oath and return it to the Plaintiff's attorney SPRECHMAN & ASSOCIATES, P.A. within 45 days of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to compel the defendant(s) to complete the Fact Information Sheet and return it to the Plaintiff's attorney. The FORM 7.343 Fact Information Sheet is not part of this judgment.

ORDERED at ESCAMBIA County, Florida this 23 day of April, 2009.



Copies furnished to:
Steven B. Sprechman, Esq.
Sprechman & Associates, P.A.
Attorneys for Plaintiff
2775 Sunny Isles Blvd., Suite 100
Miami, Florida 33160-4007
(305) 931-0100 (800) 440-6289

"CERTIFIED TO BE A TRUE COPY
JAMES E. DURANT OF THE ORIGINAL ON FILE IN THIS OFFICE
5513 ESSEX CIR WITNESS MY HAND AND OFFICIAL SEAL
PENSACOLA FL 32506 ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"

T4575: PJMT: BY: [Signature] D.C.

[Signature]
COUNTY COURT JUDGE

Plaintiff's name and address:
NORTHSTAR CAPITAL ACQUISITION LLC as successor in
interest t Wells Fargo Financial
170 North Pointe Pkwy, Su
Amherst, NY 14228

Defendant's name and address:
JAMES E. DURANT
5513 ESSEX CIR
PENSACOLA FL 32506

IN THE ESCAMBIA COUNTY COURT AND
FOR THE COUNTY OF ESCAMBIA FL

NORTHSTAR CAPITAL ACQUISITION LLC AS SUCCESSOR IN INTEREST T WELLS FARGO FINANCIAL
Plaintiff,

vs.

James E Durant
Defendant(s),

CASE NO.: 2009-CC-000237

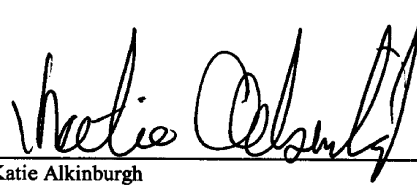
AFFIDAVIT OF ASSIGNMENT OF JUDGMENT

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BEFORE ME, personally appeared this date an Authorized Representative of LVNV Funding LLC, who being first
duly sworn, deposes, and says:

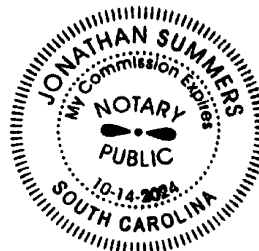
1. That he/she is an authorized representative of LVNV Funding LLC, an owner subsequent to the Plaintiff
in this cause with personal knowledge regarding the creation and maintenance of its normal business
records and as such, has reviewed the information concerning this matter.
2. That on 4/23/2009, this court entered a Final Judgment in favor of the Plaintiff for \$7,307.94 in Case
No. 2009-CC-000237.
3. That LVNV Funding LLC, located at 625 Pilot Road, Suite 3, Las Vegas, NV 89119, in exchange for
valuable consideration, paid, was assigned the rights, title and interest in the aforementioned Final
Judgment from the original Judgment Creditor NORTHSTAR CAPITAL ACQUISITION LLC AS SUCCESSOR IN
INTEREST T WELLS FARGO FINANCIAL or its assignee.

FURTHER AFFIANT SAYETH NOT.


Katie Alkinburgh

Sworn to and subscribed before me by this Thursday, October 30, 2014,


Deputy Clerk or Notary Public State of
My Commission Expires:



508339613

8



508339613

290051

Recorded in Public Records 05/09/2006 at 10:52 AM OR Book 5901 Page 487,
Instrument #2006046626, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT OF
ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

CASE NO: 2006 MM 001761 A
DIVISION: I

VS

RONALD EUGENE DURANT
10 NAVADA CIR
PENSACOLA FL 32506

B/M DOB: 11/01/1959

ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2006 MAY -5 P 2:51
COUNTY CRIMINAL DIVISION
FILED & RECORDED

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 \$ -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, PO 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 4th day of may, 2006

Gayle H. Wadli
Judge

cc: Defendant

Case: 2006 MM 001761 A
00028448096
Dkt: MM624 Pg#:

Recorded in Public Records 05/09/2006 at 11:23 AM OR Book 5901 Page 664,
Instrument #2006046667, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

vs.

CASE NO.: 2006 MM 001761 A

DIVISION: I

DEFENDANT: RONALD EUGENE DURANT
10 NAVADA CIR
PENSACOLA, FL 32506

DATE OF BIRTH: 11/01/1959

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On MAY 2, 2006, an order assessing fines, costs, and additional charges was entered
against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center,
Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and
additional charges in the sum of \$ 142.00, the amount of which shall bear interest at the rate
prescribed by law (9%) until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the
property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County,

Florida, this 4th day of May, 2006.

Ernie H. Magaha
COUNTY JUDGE

- ✓ cc: ASSISTANT STATE ATTORNEY
✓ cc: PD PUBLIC DEFENDER
✓ cc: DEFENDANT

Case: 2006 MM 001761 A



00095045640

Dkt: MM191 Pg#:

Recorded in Public Records 05/31/2007 at 02:13 PM OR Book 6154 Page 1868,
Instrument #2007051869, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

Plaintiff,

vs.

RONALD EUGENE DURANT,

Defendant.

Clerk Number: 1707MM002200A

Division: 1

Date of Birth: 11/01/1959

Sex: M

Race: B

SS#: [REDACTED]

CIVIL RESTITUTION LIEN ORDER

IT IS HEREBY ORDERED AND ADJUDGED that the above-named defendant shall pay in the amount of \$123.00 to MY DENTIST for restitution in the above-styled cause.

It is further ORDERED AND ADJUDGED that this lien shall exist upon any real or personal property of the defendant.

It is further ORDERED AND ADJUDGED that this lien order may be enforced by the crime victim in the same manner as a judgment in a civil action, pursuant to Section 775.089, Florida Statutes (2007) which shall bear interest at the rate of 11% (eleven percent) per annum for which let execution issue.

DONE AND ORDERED this the 29th day of may, 2007.

Joyce H. Williams
JOYCE H WILLIAMS
COUNTY JUDGE

cc:

✓ KRISTINA D LIGHTEL, Assistant State Attorney

✓ LORI M RAYBON, Defense Attorney

✓ MY DENTIST

1730 East Nine Mile Road
Pensacola, FL 32514

✓ Defendant

ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2007 MAY 29 P 3:06
COUNTY CRIMINAL DIVISION
FILED & RECORDED

Case: 2007 MM 002200 A

00050919485

Dkt: MM631 Pg#:

Em


IN THE CIRCUIT COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

vs.

CASE NO.: 2000 CF 001268 A
DIVISION: A

DEFENDANT: JACQUELINE BROWN JACKSON
3339 CENTANNE STREET
WHISTLER, AL 36612

Case: 2000 CF 001268 A

00046765401
Dkt: CF618 Pg#:

DATE OF BIRTH: 02/13/1959

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On JUNE 21, 2000, an order assessing fines, costs, and additional charges was entered
against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center,
Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and
additional charges in the sum of \$ 286.00, the amount of which shall bear interest at the rate
prescribed by law (9%) until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the
property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County,

Florida, this 21st day of Feb. 2006


CIRCUIT JUDGE

he ✓cc: ASSISTANT STATE ATTORNEY
✓cc: PD PUBLIC DEFENDER
✓cc: DEFENDANT

ERNE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2006 FEB 22 P 2:56
CIRCUIT CRIMINAL DIVISION
FILED & RECORDED

**IN THE CIRCUIT COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA**

STATE OF FLORIDA

VS

CASE NO: 2011 CF 005411 B
DIVISION: F
DATE OF BIRTH: 11/01/1959
SOCIAL SECURITY NBR: [REDACTED]

DEFENDANT: RONALD EUGENE DURANT
419 W ROMANA ST
PENSACOLA FL 32501

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On March 8, 2012, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$967.00, which includes outstanding public defender fees/liens the amounts of which shall bear interest at the rate prescribed by law (4.75%) until satisfied.

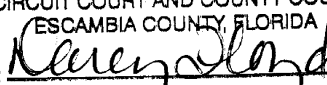
It is further **ORDERED AND ADJUDGED** that a lien is hereby created against all of the property, both real and personal, of the defendant.

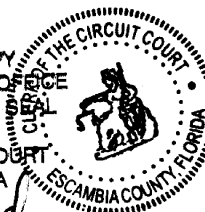
FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida, this 12th day of March, 2012


CIRCUIT JUDGE

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2012 MAR 13 P 2:11
CIRCUIT CLERK'S DIVISION
FILED & RECORDED
copy to: DEFENDANT

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



Case: 2011 CF 005411 B



00073892032

Dkt: CERTLIEN Pg#:

IN THE CIRCUIT COURT OF
ESCAMBIA COUNTY, FLORIDA

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

STATE OF FLORIDA

2006 FEB 17 P 1:09

CASE NO: 2000 CF 001268 A
DIVISION: A

vs

COURT DIVISION
FILED & RECORDED

JACQUELINE BROWN JACKSON
902 MORRAN ST, PENSACOLA, FL

B/F DOB: 02/13/1959

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 \$ 8, 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: 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 17th day of February, 2006.

Lucas Lee

Judge

cc: Defendant

Case: 2000 CF 001268 A



00066315860

Dkt: CF361 Pg#:

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

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]* D.C.
DATE: *4-29-25*

STATE OF FLORIDA,

vs.

CASE NO.: 2006 MM 001761 A
DIVISION: I

DEFENDANT: RONALD EUGENE DURANT
10 NAVADA CIR
PENSACOLA, FL 32506

DATE OF BIRTH: 11/01/1959

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On MAY 2, 2006, an order assessing fines, costs, and additional charges was entered
against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center,
Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and
additional charges in the sum of \$ 142.00, the amount of which shall bear interest at the rate
prescribed by law (9%) until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the
property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County,

Florida, this 4th day of May, 2006.

[Signature]
COUNTY JUDGE

- ✓ cc: ASSISTANT STATE ATTORNEY
✓ cc: PD PUBLIC DEFENDER
✓ cc: DEFENDANT

Case: 2006 MM 001761 A
00095045640
Dkt: MM191 Pg#:

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025030300 4/29/2025 4:29 PM
OFF REC BK: 9309 PG: 654 Doc Type: FCL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

Plaintiff,

vs.

RONALD EUGENE DURANT,

Defendant.

Clerk Number: 1707MM002200A

Division: 1

Date of Birth: 11/01/1959

Sex: M

Race: B

SS#: 265-49-3375

CIVIL RESTITUTION LIEN ORDER

IT IS HEREBY ORDERED AND ADJUDGED that the above-named defendant shall pay in the amount of \$123.00 to MY DENTIST for restitution in the above-styled cause.

It is further ORDERED AND ADJUDGED that this lien shall exist upon any real or personal property of the defendant.

It is further ORDERED AND ADJUDGED that this lien order may be enforced by the crime victim in the same manner as a judgment in a civil action, pursuant to Section 775.089, Florida Statutes (2007) which shall bear interest at the rate of 11% (eleven percent) per annum for which let execution issue.

DONE AND ORDERED this the 29th day of May, 2007.

Joyce H. Williams
JOYCE H WILLIAMS
COUNTY JUDGE

cc:

✓ KRISTINA D LIGHTEL, Assistant State Attorney

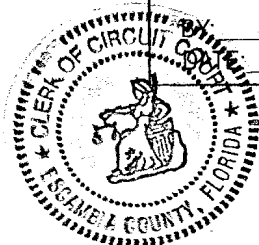
✓ LORI M RAYBON, Defense Attorney

✓ MY DENTIST

1730 East Nine Mile Road
Pensacola, FL 32514

✓ Defendant

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



Case: 2007 MM 002200 A

00050919485

Dkt: MM631 Pg#:

COUNTY CLERK'S OFFICE
FILED & RECORDED

2007 MAY 29 P 3:06

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025030301 4/29/2025 4:29 PM
OFF REC BK: 9309 PG: 655 Doc Type: RSTL1

IN THE CIRCUIT COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

vs.

CASE NO.: 2000 CF 001268 A

DIVISION: A

DEFENDANT: JACQUELINE BROWN JACKSON
3339 CENTANNE STREET
WHISTLER, AL 36612

Case: 2000 CF 001268 A



00046765401

Dkt: CF618 Pg#:

DATE OF BIRTH: 02/13/1959

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On JUNE 21, 2000, an order assessing fines, costs, and additional charges was entered
against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center,
Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and
additional charges in the sum of \$ 286.00, the amount of which shall bear interest at the rate
prescribed by law (9%) until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the
property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

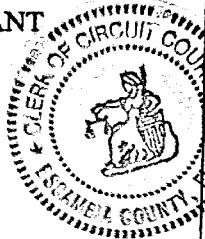
DONE AND ORDERED in open court/chambers in Pensacola, Escambia County,
Florida, this 21st day of Feb. 2006

[Signature]
CIRCUIT JUDGE

cc: ASSISTANT STATE ATTORNEY

cc: PD PUBLIC DEFENDER

cc: DEFENDANT



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]* D.C.
DATE: 4-29-25

FILED & RECORDED

2006 FEB 22 P 2:56

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025030302 4/29/2025 4:29 PM
OFF REC BK: 9308 PG: 656 Doc Type: FCL



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

◀ Nav. Mode ● Account ○ Parcel ID ▶

[Printer Friendly Version](#)

General Information Parcel ID: 000S009070111003 Account: 151954000 Owners: DURANT RONALD EUGENE EST OF 1/6 INT AMERIONE PROPERTIES LLC TRUSTEE FOR 419 W ROMANA ST LAND TRUST 8/3/2024 5/6 INT Mail: 801 NORTHPOINT PKWY STE 141 WEST PALM BEACH, FL 33407 Situs: 419 W ROMANA ST 32502 Use Code: SINGLE FAMILY RESID Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>\$103,005</td> <td>\$56,939</td> <td>\$159,944</td> <td>\$105,355</td> </tr> <tr> <td>2023</td> <td>\$103,005</td> <td>\$53,908</td> <td>\$156,913</td> <td>\$95,778</td> </tr> <tr> <td>2022</td> <td>\$103,005</td> <td>\$48,121</td> <td>\$151,126</td> <td>\$87,071</td> </tr> </tbody> </table> Disclaimer Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage		Year	Land	Imprv	Total	Cap Val	2024	\$103,005	\$56,939	\$159,944	\$105,355	2023	\$103,005	\$53,908	\$156,913	\$95,778	2022	\$103,005	\$48,121	\$151,126	\$87,071																																																																
Year	Land	Imprv	Total	Cap Val																																																																																			
2024	\$103,005	\$56,939	\$159,944	\$105,355																																																																																			
2023	\$103,005	\$53,908	\$156,913	\$95,778																																																																																			
2022	\$103,005	\$48,121	\$151,126	\$87,071																																																																																			
Sales Data Type List: <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>01/02/2025</td> <td>9255</td> <td>1277</td> <td>\$100</td> <td>CJ</td> <td>N</td> <td></td> </tr> <tr> <td>01/02/2025</td> <td>9255</td> <td>1270</td> <td>\$100</td> <td>CJ</td> <td>N</td> <td></td> </tr> <tr> <td>08/06/2024</td> <td>9297</td> <td>326</td> <td>\$40,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>08/05/2024</td> <td>9297</td> <td>330</td> <td>\$100</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>08/05/2024</td> <td>9297</td> <td>328</td> <td>\$100</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>08/03/2024</td> <td>9297</td> <td>334</td> <td>\$100</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>08/03/2024</td> <td>9297</td> <td>332</td> <td>\$100</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>02/2006</td> <td>5841</td> <td>1400</td> <td>\$100</td> <td>OT</td> <td>N</td> <td></td> </tr> <tr> <td>11/1984</td> <td>1988</td> <td>422</td> <td>\$8,500</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>02/1983</td> <td>1988</td> <td>420</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> </tr> <tr> <td>01/1973</td> <td>668</td> <td>402</td> <td>\$9,000</td> <td>SC</td> <td>N</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Multi Parcel	Records	01/02/2025	9255	1277	\$100	CJ	N		01/02/2025	9255	1270	\$100	CJ	N		08/06/2024	9297	326	\$40,000	WD	N		08/05/2024	9297	330	\$100	WD	N		08/05/2024	9297	328	\$100	WD	N		08/03/2024	9297	334	\$100	WD	N		08/03/2024	9297	332	\$100	WD	N		02/2006	5841	1400	\$100	OT	N		11/1984	1988	422	\$8,500	WD	N		02/1983	1988	420	\$100	QC	N		01/1973	668	402	\$9,000	SC	N		2024 Certified Roll Exemptions None Legal Description LT 11 BLK 3 DONELSON AND 19TH ARPENT OR 9255 P 1270 OR 9297 P 326 OR 9297 P 328 OR 9297 P 330 OR 9297 P 332 OR 9297 P... Extra Features METAL BUILDING	
Sale Date	Book	Page	Value	Type	Multi Parcel	Records																																																																																	
01/02/2025	9255	1277	\$100	CJ	N																																																																																		
01/02/2025	9255	1270	\$100	CJ	N																																																																																		
08/06/2024	9297	326	\$40,000	WD	N																																																																																		
08/05/2024	9297	330	\$100	WD	N																																																																																		
08/05/2024	9297	328	\$100	WD	N																																																																																		
08/03/2024	9297	334	\$100	WD	N																																																																																		
08/03/2024	9297	332	\$100	WD	N																																																																																		
02/2006	5841	1400	\$100	OT	N																																																																																		
11/1984	1988	422	\$8,500	WD	N																																																																																		
02/1983	1988	420	\$100	QC	N																																																																																		
01/1973	668	402	\$9,000	SC	N																																																																																		

Parcel Information

[Launch Interactive Map](#)

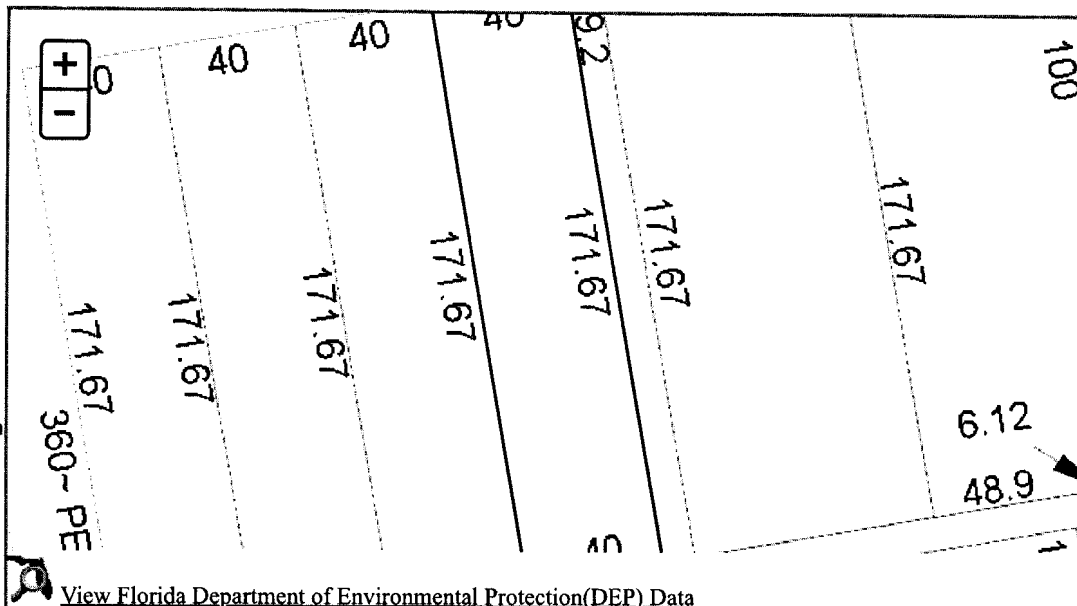
DEEDS from - KEVIN DURANT
 JAMES DURANT
 JACQUELYN D JACKSON
 PHYLLIS MADOLE
 PETER DURANT
 TO
 AMERIONE
 PROPERTIES <

Section
Map Id:
CA097

Approx.
Acreage:
0.1576

Zoned:
C-3

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



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

Buildings

Address:419 W ROMANA ST, Improvement Type: SINGLE FAMILY, Year Built: 1964, Effective Year: 1964, PA Building ID#: 25823

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-VINYL/CORK
FOUNDATION-SLAB ON GRADE
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL



[Areas - 759 Total SF](#)

BASE AREA - 720

OPEN PORCH UNF - 39

Images



11/7/2018 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:04/29/2025 (tc.6105)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
AMERIONE PROPERTIES LLC

Filing Information

Document Number	L22000089556
FEI/EIN Number	N/A
Date Filed	01/25/2022
Effective Date	01/25/2022
State	FL
Status	ACTIVE

Principal Address

801 NORTHPOINT PARKWAY
STE 141
WEST PALM BEACH, FL 33407

Mailing Address

801 NORTHPOINT PARKWAY
STE 141
WEST PALM BEACH, FL 33407

Registered Agent Name & Address

CAREY LAW GROUP, PA
1801 INDIAN RD, STE 103
WEST PALM BEACH, FL 33409

CALL 8/21/24 ✓

Authorized Person(s) Detail

Name & Address

Title MGR

BLANCHARD, JOSHUA
801 NORTHPOINT PARKWAY, STE 141
WEST PALM BEACH, FL 33407

Annual Reports

Report Year	Filed Date
2023	05/01/2023
2024	04/29/2024
2025	04/24/2025

Document Images04/24/2025 -- ANNUAL REPORT[View image in PDF format](#)04/29/2024 -- ANNUAL REPORT[View image in PDF format](#)05/01/2023 -- ANNUAL REPORT[View image in PDF format](#)01/25/2022 -- Florida Limited Liability[View image in PDF format](#)

Prepared By and Return To:
Richard B. Carey, Esq.
Carey Law Group, P.A.
1801 Indian Rd, Ste 103
West Palm Beach, FL 33409

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 6th day of August, 2024 between Kelvin Durant, a Single man whose post office address is **2850 Apalachee Pkwy Tallahassee, FL 32301** Grantor, to Amerione Properties, LLC a Florida Limited Liability Company, Trustee 419 W Romana St Land Trust dated August 3, 2024, with full power and authority to protect, conserve, sell, lease, encumber, or to otherwise manage and dispose of the real property hereinafter described, pursuant to Florida Statute 689.071, whose post office address is 801 Northpoint Parkway, Ste 141, West Palm Beach, FL 33407 of the County of Palm Beach, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County Florida, to-wit:

Lot 11, Block 3, Donelson Tract, City of Pensacola, Escambia County, Florida, according to map of said City copyrighted by Thompson C. Watson in 1906.

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR

PARCEL ID: 000S009070111003
A/K/A 419 W Romana St Pensacola, FL 32502

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Vernice Robinson
WITNESS
PRINT NAME: Vernice Robinson

[Signature]

By: Kelvin Durant

896 Edgewill Circle, Tallahassee, FL 32303
WITNESS 1 ADDRESS

Danielle Edwards
WITNESS
PRINT NAME: [Signature]

3148 Dick Wilson Blvd Apt 1318
WITNESS 2 ADDRESS Tallahassee, FL 32301

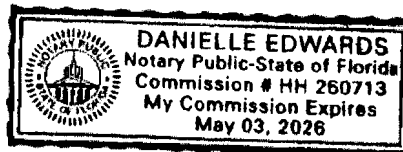
STATE OF Florida
COUNTY OF Leon

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6th day of August, 2024 by Kelvin Durant.

[Signature]

Signature of Notary Public
Print, Type/Stamp Name of Notary
Danielle Edwards
Personally known: ☒
OR Produced Identification: ☐

Type of Identification Produced: FL ID



Prepared By and Return To:

Richard B. Carey, Esq.
Carey Law Group, P.A.
1801 Indian Rd, Ste 103
West Palm Beach, FL 33409

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 5 day of Aug, 2024 between James Durant, a
Married Man whose post office address is **924 Twinbrook Ave Pensacola, FL 32505**
Grantor, to Ameribone Properties, LLC a Florida Limited Liability Company, Trustee 419 W Romana St Land Trust
dated August 3, 2024, with full power and authority to protect, conserve, sell, lease, encumber, or to
otherwise manage and dispose of the real property hereinafter described, pursuant to Florida Statue 689.071, whose
post office address is 801 Northpoint Parkway, Ste 141, West Palm Beach, FL 33407 of the County of Palm Beach,
State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and
other good and valuable considcrations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby
acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the
following described land, situate, lying and being in Escambia County Florida, to-wit:

Lot 11, Block 3, Donelson Tract, City of Pensacola, Escambia County, Florida, according to map of said
City copyrighted by Thompson C. Watson in 1906.

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR

PARCEL ID: 000S009070111003
A/K/A 419 W Romana St Pensacola, FL 32502

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions,
casements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee
simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby
fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Charles R. Clawson

WITNESS

PRINT NAME: CHARLES CLAWSON

5527 Big Toe Rd Pensacola FL 32526

WITNESS 1 ADDRESS

WITNESS

PRINT NAME: Christoph Manner

6398 Footprint Dr, Pensacola FL 32526

WITNESS 2 ADDRESS

James Durant

By: James Durant

STATE OF Florida

COUNTY OF Escambia

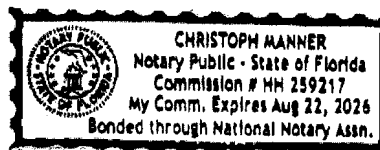
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5th day of August, 2024 by James Durant.

Christoph Manner
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known:

OR Produced Identification: X

Type of Identification Produced: FLDC



Prepared By and Return To:

Richard B. Carey, Esq.
Carey Law Group, P.A.
1801 Indian Rd, Ste 103
West Palm Beach, FL 33409

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 5th day of August, 2024 between Jacquelyn D. Jackson, a Married Woman whose post office address is 12331 Pinfish Rd Pensacola, FL 32506 Grantor, to Amerione Properties, LLC a Florida Limited Liability Company, Trustee 419 W Romana St Land Trust dated August 3, 2024, with full power and authority to protect, conserve, sell, lease, encumber, or to otherwise manage and dispose of the real property hereinafter described, pursuant to Florida Statute 689.071, whose post office address is 801 Northpoint Parkway, Ste 141, West Palm Beach, FL 33407 of the County of Palm Beach, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County Florida, to-wit:

Lot 11, Block 3, Donelson Tract, City of Pensacola, Escambia County, Florida, according to map of said City copyrighted by Thompson C. Watson in 1906.

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR

PARCEL ID: 000S009070111003
A/K/A 419 W Romana St Pensacola, FL 32502

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

PRINT NAME: Christoph Manner

6399 Footprint Dr Pensacola, FL 32526

WITNESS 1 ADDRESS

Charles R. Clawson

WITNESS

PRINT NAME: CHARLES R. CLAWSON

5527 Big Toe Cir Pensacola FL 32526

WITNESS 2 ADDRESS

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5th day of August, 2024 by Jacquelyn D. Jackson.

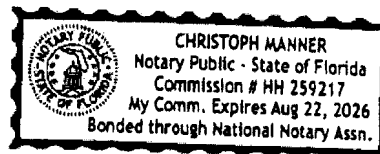
Christoph Manner
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally known: _____

OR Produced Identification: X

Type of Identification Produced: FLDC



Prepared By and Return To:
Richard B. Carey, Esq.
Carey Law Group, P.A.
1801 Indian Rd, Ste 103
West Palm Beach, FL 33409

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 3RD day of AUGUST, 2024 between Phyllie Rosalie McDole, a MARRIED WOMAN whose post office address is 1545 Farrington Dr Marrero, LA 70072 Grantor, to Amerione Properties, LLC a Florida Limited Liability Company, Trustee 419 W Romana St Land Trust dated August 3, 2024, with full power and authority to protect, conserve, sell, lease, encumber, or to otherwise manage and dispose of the real property hereinafter described, pursuant to Florida Statue 689.071, whose post office address is 801 Northpoint Parkway, Ste 141, West Palm Beach, FL 33407 of the County of Palm Beach, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County Florida, to-wit:

Lot 11, Block 3, Donelson Tract, City of Pensacola, Escambia County, Florida, according to map of said City copyrighted by Thompson C. Watson in 1906.

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR

PARCEL ID: 000S009070111003
A/K/A 419 W Romana St Pensacola, FL 32502

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

S. Vinet

WITNESS

PRINT NAME: Stanley Vinet

2422 STAFFORD ST. GRETNA LA

WITNESS 1 ADDRESS

Sarah Campbell

WITNESS

PRINT NAME: SARAH CAMPBELL

2422 STAFFORD ST GRETNA LA

WITNESS 2 ADDRESS

Phyllie Rosalie McDole
By: Phyllie Rosalie McDole

STATE OF LOUISIANA

COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me by means of (9) physical presence or () online notarization this 30th day of AUGUST, 2024 by Phyllie Rosalie McDole.

Sarah Campbell

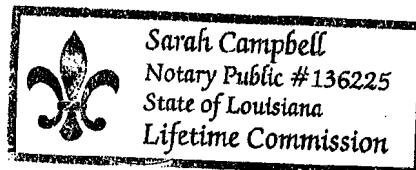
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally known:

OR Produced Identification: ✓

Type of Identification Produced: DR



Prepared By and Return To:
Richard B. Carey, Esq.
Carey Law Group, P.A.
1801 Indian Rd, Ste 103
West Palm Beach, FL 33409

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 3 day of August, 2024 between Petros Durant, a married man whose post office address is 3547 Old Chamblee Tucker Rd Apt L Atlanta, GA 30340 Grantor, to Amerione Properties, LLC a Florida Limited Liability Company, Trustee 419 W Romana St Land Trust dated August 3, 2024, with full power and authority to protect, conserve, sell, lease, encumber, or to otherwise manage and dispose of the real property hereinafter described, pursuant to Florida Statue 689.071, whose post office address is 801 Northpoint Parkway, Ste 141, West Palm Beach, FL 33407 of the County of Palm Beach, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S \$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County Florida, to-wit:

Lot 11, Block 3, Donelson Tract, City of Pensacola, Escambia County, Florida, according to map of said City copyrighted by Thompson C. Watson in 1906.

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR

PARCEL ID: 000S009070111003
A/K/A 419 W Romana St Pensacola, FL 32502

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]

WITNESS

PRINT NAME: Christening Simon

[Signature]

By: Petros Durant

4567 Robie Rd Sw. Lilburn Ga. 30047

WITNESS 1 ADDRESS

Maureen Moore-Simon M. Moore-Simon

WITNESS

PRINT NAME: Maureen Moore-Simon

4567 Robie Rd Sw. Lilburn Ga. 30047

WITNESS 2 ADDRESS

STATE OF Georgia

COUNTY OF DeKalb

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 3 day of August, 2024 by Petros Durant.

M. Moore Simon

Signature of Notary Public

Print, Type/Stamp Name of Notary

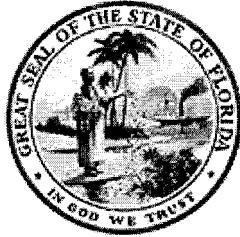
Personally known:

OR Produced Identification: ☒

Type of Identification Produced: Drivers license



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: 151954000 Certificate Number: 007437 of 2022

Payor: OMNI TITLE LLC 1801 INDIAN RD SUITE 103 WEST PALM BEACH FL 33409 Date
5/21/2025

Clerk's Check #	1	Clerk's Total	\$558.60
Tax Collector Check #	1	Tax Collector's Total	\$8,142.52
		Postage	\$213.20
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$8,931.32

\$8,168.18
\$8,185.18

**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 007437

Redeemed Date 5/21/2025

Name OMNI TITLE LLC 1801 INDIAN RD SUITE 103 WEST PALM BEACH FL 33409

Clerk's Total = TAXDEED	\$158.60	\$158.60 \$8,168.18
Due Tax Collector = TAXDEED	\$8,142.52	
Postage = TD2	\$213.20	
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




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 151954000 Certificate Number: 007437 of 2022

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="7/2/2025"/>	Redemption Date <input type="text" value="5/20/2025"/> 
Months	15	13
Tax Collector	<input type="text" value="\$6,641.85"/>	<input type="text" value="\$6,641.85"/>
Tax Collector Interest	\$1,494.42	\$1,295.16
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$8,142.52	<input type="text" value="\$7,943.26"/> 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	\$102.60	\$88.92
Total Clerk	\$558.60	<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="\$213.20"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$8,931.32	\$8,505.18
	Repayment Overpayment Refund Amount	\$426.14
Book/Page	<input type="text" value="9171"/>	<input type="text" value="871"/>