



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

1224-43

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126	Application date	Apr 17, 2024
Property description	AHL DAVID G 525 W DETROIT BLVD PENSACOLA, FL 32534 6941 OTTO AVE 03-1671-000 BEG AT SW COR OF LT 33 NLY ALG W LI OF LT 225 FT FOR POB CONTINUE NLY 75 FT ELY PARL TO S LI OF LT 1 (Full legal attached.)	Certificate #	2022 / 7662
		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)
# 2022/7662	06/01/2022	1,321.22	66.06	1,387.28
→ Part 2: Total*				1,387.28

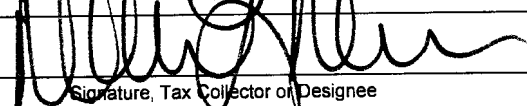
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/1182	06/01/2023	1,376.88	6.25	123.06	1,506.19
# 2022/1213	06/01/2022	1,251.27	6.25	62.56	1,320.08
Part 3: Total*					2,826.27

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)	4,213.55
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,363.90
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	5,952.45

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

4.25

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

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT SW COR OF LT 33 NLY ALG W LI OF LT 225 FT FOR POB CONTINUE NLY 75 FT ELY PARL TO S LI OF LT 132 FT SLY PARL TO W LI OF LT 75 FT WLY PARL TO S LI OF LT 132 FT TO POB OR 6772 P 882 S/D OF LT 2 W OF H/W AND ALL LTS 3 AND 4 SEC 27 AND LT 2 SEC 25 PLAT DB 89 P 226 SEC 25/27 T 1S R 30

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400480

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
MIAMI, FL 33126,

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
03-1671-000	2022/7662	06-01-2022	BEG AT SW COR OF LT 33 NLY ALG W LI OF LT 225 FT FOR POB CONTINUE NLY 75 FT ELY PARL TO S LI OF LT 132 FT SLY PARL TO W LI OF LT 75 FT WLY PARL TO S LI OF LT 132 FT TO POB OR 6772 P 882 S/D OF LT 2 W OF H/W AND ALL LTS 3 AND 4 SEC 27 AND LT 2 SEC 25 PLAT DB 89 P 226 SEC 25/27 T 1S R 30

I agree to:

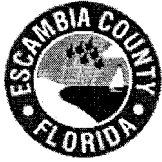
- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, 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
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
MIAMI, FL 33126

04-17-2024
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:	271S303101013033	Year	Land	Imprv	Total	Cap Val
Account:	031671000	2023	\$10,350	\$87,178	\$97,528	\$85,853
Owners:	AHL DAVID G	2022	\$9,833	\$78,074	\$87,907	\$78,049
Mail:	525 W DETROIT BLVD PENSACOLA, FL 32534	2021	\$9,833	\$62,039	\$71,872	\$70,954
Situs:	6941 OTTO AVE 32503	Disclaimer				
Use Code:	SINGLE FAMILY RESID 🔑	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
10/07/2011	6772	881	\$100	OT		Legal Description BEG AT SW COR OF LT 33 NLY ALG W LI OF LT 225 FT FOR POB CONTINUE NLY 75 FT ELY PARL TO S LI OF LT 132 FT SLY PARL... 🔑
09/08/2011	6772	882	\$100	QC		
08/1994	3607	528	\$50,000	WD		
08/1994	3607	527	\$100	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features BLOCK/BRICK GARAGE METAL BUILDING PATIO UTILITY BLDG

Parcel Information
[Launch Interactive Map](#)

Section
Map Id:
27-15-30-2

Approx. Acreage:
0.2300

Zoned: 🔑
HC/LI
HC/LI
HC/LI
HC/LI
HC/LI
HC/LI
HC/LI
HC/LI
HC/LI
HC/LI
HC/LI

Evacuation & Flood

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

Information

Open

Report

Buildings

Address: 6941 OTTO AVE, Year Built: 1958, Effective Year: 1958, PA Building ID#: 56870

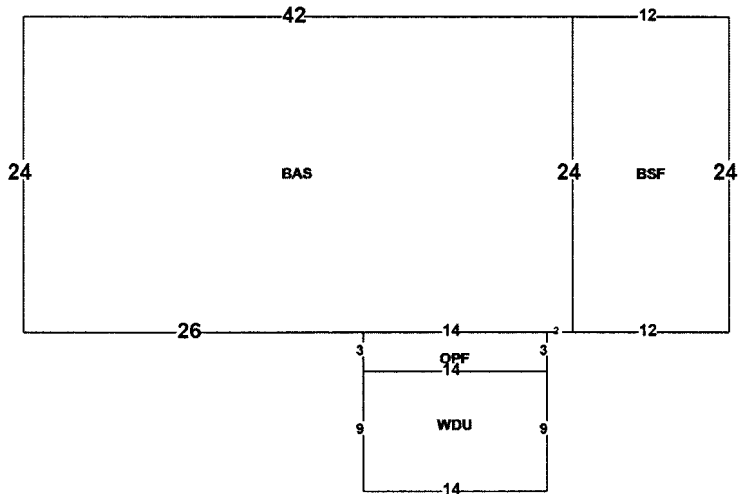
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL



Areas - 1464 Total SF

BASE AREA - 1008
BASE SEMI FIN - 288
OPEN PORCH FIN - 42
WOOD DECK UNF - 126



Images



4/25/2017 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 **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 07662**, issued the **1st day of June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT SW COR OF LT 33 NLY ALG W LI OF LT 225 FT FOR POB CONTINUE NLY 75 FT ELY PARL TO S LI OF LT 132 FT SLY PARL TO W LI OF LT 75 FT WLY PARL TO S LI OF LT 132 FT TO POB OR 6772 P 882 S/D OF LT 2 W OF H/W AND ALL LTS 3 AND 4 SEC 27 AND LT 2 SEC 25 PLAT DB 89 P 226 SEC 25/27 T 1S R 30

SECTION 27, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 031671000 (1224-43)

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

DAVID GAHL

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 30th 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 #: 03-1671-000 CERTIFICATE #: 2022-7662

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 1, 2004 to and including August 1, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: August 5, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 5, 2024

Tax Account #: **03-1671-000**

1. The Grantee(s) of the last deed(s) of record is/are: **DAVID GARY AHL**
By Virtue of Quitclaim Deed recorded 10/7/2011 in OR 6772/882

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 Order in favor of Escambia County recorded 06/08/2023 – OR 8990/1739**

4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.
Tax Account #: 03-1671-000
Assessed Value: \$85,853.00
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 #: _____ **03-1671-000**
CERTIFICATE #: _____ **2022-7662**

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input 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.

DAVID G AHL
525 W DETROIT BLVD
PENSACOLA, FL 32534

DAVID G AHL
6941 OTTO AVE
PENSACOLA, FL 32503

DAVID AHL
930 S MADISON DR
PENSACOLA, FL 32505

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

DAVID G AHL
1260 VIRECENT RD
CANTONMENT, FL 32533

DAVID AHL
2721 W JACKSON ST
PENSACOLA, FL 32505

DAVID GARY AHL
452 CROWDALE CT
CANTONMENT, FL 32533

DAVID AHL
1606 W DESOTA ST
PENSACOLA, FL 32501

DAVID AHL
1003 N M 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 5, 2024

Tax Account #:03-1671-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT SW COR OF LT 33 NLY ALG W LI OF LT 225 FT FOR POB CONTINUE NLY 75 FT ELY
PARL TO S LI OF LT 132 FT SLY PARL TO W LI OF LT 75 FT WLY PARL TO S LI OF LT 132 FT
TO POB OR 6772 P 882 S/D OF LT 2 W OF H/W AND ALL LTS 3 AND 4 SEC 27 AND LT 2 SEC 25
PLAT DB 89 P 226 SEC 25/27 T 1S R 30**

SECTION 27, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-1671-000(1224-43)

Quitclaim Deed

Don Douglas Widower, an individual with an address of 1001 Shelby Lynn Ct, Sugar Hill, GA 30518 U.S.A., in consideration of \$10.00 and other good and valuable consideration to Grantor paid, the receipt of which is acknowledged, does hereby remise, release and forever quitclaim to David Gary Ahl, an individual with an address of 1260 Virecent Rd, Cantonment, FL 32533 U.S.A., ("Grantee"), all right, title and interest of Grantor, if any, in and to the following real estate:

Property Address: 6941 Otto Ave
Pensacola, FL
32733 U.S.A.

Legal Description: BEG AT SW COR OF LT 33 NLY ALG W LI OF LT 225 FT FOR POB
CONTINUE NLY 75 FT ELY PARL TO S LI OF LT 132 FT SLY PARL
TO W LI OF LT 75 FT WLY PARL TO S LI OF LT 132 FT TO POB
OR 3607 P 528 S/D OF LT 2 W OF H/W AND ALL LTS 3 AND 4 SEC
27 AND LT 2 SEC 25 PLAT DB 89 P 226 SEC 25/27 T 1S R 30

Subject to real estate taxes and assessments for the current year and subsequent years.

Subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any, and also to applicable zoning, land use and other laws and regulations.

To have and to hold the same, together with all the buildings, improvements and appurtenances belonging thereto, if any, to the Grantee and Grantee's heirs, successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED between Grantor and Grantee that Grantor makes no representations, covenants or warranty of any kind whatsoever. By this instrument, the parties intend that Grantor release to Grantee whatever interest Grantor may have in the above property, if any.

1001 Shelby Lynn Ct, Sugar Hill, GA 30518 U.S.A.,

IN WITNESS WHEREOF, this Quitclaim Deed is executed under seal on September 8, 2011.

Signed, sealed and delivered in the presence of:

WITNESS

GRANTOR

W. Schmidt

Don Douglas (Seal)
Don Douglas Widower

WITNESS

Kim Cross

STATE OF

Georgia

COUNTY OF Forsyth

In September, on the 8 day of 2011 Harmony GEE before me, a Notary Public in and for the above state and county, personally appeared Don Douglas Widower, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he executed said instrument for the purposes therein contained as his free and voluntary act and deed.

Harmony GEE
NOTARY PUBLIC

My Commission Expires: August 6, 2013



(SEAL)

This Quitclaim Deed was prepared by: Don Douglas 9-8-2011

The street address of the property being conveyed is: 6941

OTTO AVE Pensacola Fla. 32533

Send future tax bills to: David Mary AHL

Recorded in Public Records 6/8/2023 9:15 AM OR Book 8990 Page 1739,
Instrument #2023046120, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Recorded in Public Records 6/7/2023 4:07 PM OR Book 8990 Page 1257,
Instrument #2023045951, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE230137U
LOCATION: 6941 OTTO AVE
PR#: 271S303101013033

VS.

AHL, DAVID G
525 W DETROIT BLVD
PENSACOLA, FL 32534

RESPONDENT(S)

ORDER

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

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

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

Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle

Sec. 42-196(d) Nuisance - (D) Overgrowth

Unsafe Structure - 30-203 (CC) Accessory structure unmaintained

Unsafe Structures - 30-203 (X) Exterior door in bad repair

Unsafe Structures - 30-203 (Z) Exterior door weatherstripping/threshold

Unique Code: BAA-CACABFBCCDAFED-8CADD-CACDAEFJFS-CBJEHH-C Page 1 of 4



Unique Code : BAA-CACABFBCDAFED-BOADD-CACDAEFJFB-CBJEHH-C Page 2 of 4

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **10/4/2023** to correct the violation(s) and to bring the violation into compliance.

Corrective action shall include:

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

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

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

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$20.00** per day, commencing **10/5/2023**.

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

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

Unique Code : BAA-CACABFBCCDAFED-BOADD-CACDAEFJFB-CBJEHH-C Page 3 of 4

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


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

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

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

DONE AND ORDERED in Escambia County, Florida on this 6th day of

June, 2023.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

Unique Code : BAA-CACABFBCCDAFED-BOADD-CACDAEFJFB-CBJEHH-C Page 4 of 4

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 1224-43

Document Number: ECSO24CIV037123NON

Agency Number: 25-000774

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07662 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: DAVID GAHL

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/25/2024 at 9:33 AM and served same at 7:54 PM on 11/1/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



T. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 4, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 07662, issued the 1st day of June, A.D., 2022 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT SW COR OF LT 33 NLY ALG W LI OF LT 225 FT FOR POB CONTINUE NLY 75 FT ELY PARL TO S LI OF LT 132 FT SLY PARL TO W LI OF LT 75 FT WLY PARL TO S LI OF LT 132 FT TO POB OR 6772 P 882 S/D OF LT 2 W OF H/W AND ALL LTS 3 AND 4 SEC 27 AND LT 2 SEC 25 PLAT DB 89 P 226 SEC 25/27 T 1S R 30

SECTION 27, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 031671000 (1224-43)

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

DAVID GAHL

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 21st day of October 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.

Post Property:

6941 OTTO AVE 32503



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED
2024 OCT 23 10 23
ESCAMBIA COUNTY CLERK OF CIRCUIT COURT
CLERK'S OFFICE
CIVIL UNIT

DAVID G AHL [1224-43]
525 W DETROIT BLVD
PENSACOLA, FL 32534

9171 9690 0935 0129 5959 58

DAVID AHL [1224-43]
930 S MADISON DR
PENSACOLA, FL 32505

9171 9690 0935 0129 5959 34

DAVID AHL [1224-43]
2721 W JACKSON ST
PENSACOLA, FL 32505

9171 9690 0935 0129 5959 10

DAVID AHL [1224-43]
1606 W DESOTA ST
PENSACOLA, FL 32501

9171 9690 0935 0129 5958 97

ESCAMBIA COUNTY / COUNTY
ATTORNEY [1224-43]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0129 5958 73

DAVID G AHL [1224-43]
6941 OTTO AVE
PENSACOLA, FL 32503

9171 9690 0935 0129 5959 41

DAVID G AHL [1224-43]
1260 VIRECENT RD
CANTONMENT, FL 32533

9171 9690 0935 0129 5959 27

DAVID GARY AHL [1224-43]
452 CROWDALE CT
CANTONMENT, FL 32533

9171 9690 0935 0129 5959 03

DAVID AHL [1224-43]
1003 N M ST
PENSACOLA, FL 32501

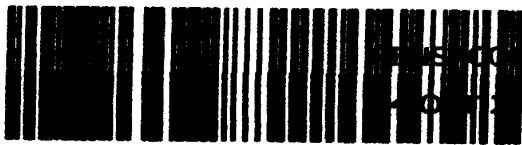
9171 9690 0935 0129 5958 80

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [1224-43]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0129 5958 66

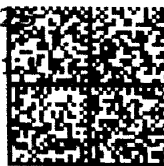
CONTACT

CERTIFIED MAIL™



9171 9890 0935 0129 5959 41

PENSACOLA FL 325
4:04 PM



quadiant
FIRST-CLASS MAIL
IMI
\$008.16⁰
10/24/2024 ZIP 32502
043M31219251

US POSTAGE

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

PAV CHILDERS
CLERK OF CIRCUIT COURT
2024 OCT 31 12:12 PM
PENSACOLA, FL



DAVID G AHL [1224-43]
6941 OTTO AVE
PENSACOLA, FL 32503

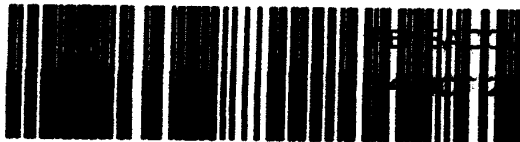
DAVID G AHL
6941 OTTO AVE
PENSACOLA, FL 32503

NIXIE 322 DE 1 0010/29/24
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 32502583335 *2638-02839-24-35

CERTIFIED MAIL™

Pam Childers

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



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FL 325
NOV 18 2024 PM



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10/24/2024 ZIP 32502
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PAM CHILDERS
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PENSACOLA COUNTY, FL

DAVID GAHL [1224-43]
1260 VIRECENT RD
CANTONMENT, FL 32533

NIXIE 322 DE 1 0011/14/24

RETURN TO SENDER
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UNABLE TO FORWARD

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BC: 32502583535 *2638-02162-24-35



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



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FL 325

24PM



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10/24/2024 ZIP 32502
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US POSTAGE

PAM CHILDERS
CLERK & COMPTROLLER
OFFICIAL RECORDS

NOV 18 A 11:56
PENSACOLA COUNTY, FL

DAVID AHL [1224-43]
930 S MADISON DR
PENSACOLA, FL 32505

-R-T-S- 325054111-1N 009 11/07/24

RETURN TO SENDER
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UNABLE TO FORWARD
RETURN TO SENDER

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32505-1-ASSORT



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



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10/24/2024 ZIP 32502
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US POSTAGE

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COUNTY, FL

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DAVID GARY AHL [1224-43]
452 CROWDALE CT
CANTONMENT, FL 32533

UNC
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10/26

NIXIE

322 DE 1

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RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583335

*2638-02438-24-35

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 1224.43

Document Number: ECSO24CIV037023NON

Agency Number: 25-000849

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07662 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: DAVID G AHL

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 10/25/2024 at 9:37 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for DAVID G AHL , Writ was returned to court UNEXECUTED on 11/13/2024 for the following reason:

UNABLE TO MAKE CONTACT WITH SUBJECT AT GIVEN ADDRESS AFTER NUMEROUS ATTEMPTS PRIOR TO SERVE BY DATE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


C. CEPHAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 4, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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Personal Services:

DAVID GAHL
525 W DETROIT BLVD
PENSACOLA, FL 32534

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

2024 OCT 25 11 09:37

RECEIVED

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Personal Services:

DAVID GAHL
525 W DETROIT BLVD
PENSACOLA, FL 32534

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

CERTIFIED MAIL™



UNCLAIMED

121
R4 121

264

1224.43

NOTICE 10-26
10-31
11-10

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

CLERK OF THE CIRCUIT COURT
OFFICIAL RECORDS
PENSACOLA, FL

2024 NOV 20 11:11

SCARBOROUGH, ME

FL 325
24PM



quadiant
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10/24/2024 ZIP 32502
043M31219251

US POSTAGE

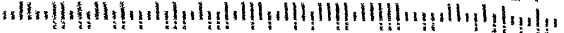
UNCLAIMED

NIXIE 322 DC 1 0011/17/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

GREEN PAPER MAIL
3250258333

BC: 32502583335 *2638-02140-24-35



CERTIFIED MAIL™



UNCLAIMED

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

PENSACOLA FL 325

NOV 24 PM 1:11



quadiant
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10/24/2024 ZIP 32502
043M31219251

US POSTAGE

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10/26/24
Rt 121

1224.43

NOTICE
10-24
10-31
11-10

2024 NOV 20 PM 1:03
PENSACOLA COUNTY FL

UNCLAIMED

NIXIE 322 DC 1 0011/17/24

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UNABLE TO FORWARD

9327020212401292 32501-04500000

BC: 32502583335 *2638-02298-24-35

3250258333

