



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

0925-60

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	WARD GROUP PROPERTY MANAGEMENT LLC 3650 WHISPERING PINES DR PENSACOLA, FL 32504 3680 WHISPERING PINES DR 01-1938-000 LT 4 BLK 3 SCENIC HEIGHTS UNIT NO 1 PB 4 P 65 OR 8089 P 1404	Certificate #	2023 / 152
		Date certificate issued	06/01/2023

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)
# 2023/152	06/01/2023	2,797.81	139.89	2,937.70
→ Part 2: Total*				2,937.70

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)
# 2024/174	06/01/2024	3,088.03	6.25	198.15	3,292.43
Part 3: Total*					3,292.43

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)	6,230.13
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,250.38
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)	9,855.51

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 24th, 2025

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>09/03/2025</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: 2500281

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6023
PO BOX 71540
PHILADELPHIA, PA 19176-1540,

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

Account Number	Certificate No.	Date	Legal Description
01-1938-000	2023/152	06-01-2023	LT 4 BLK 3 SCENIC HEIGHTS UNIT NO 1 PB 4 P 65 OR 8089 P 1404

I agree to:

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

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

Electronic signature on file
KEYS FUNDING LLC - 6023
PO BOX 71540
PHILADELPHIA, PA 19176-1540

04-21-2025
Application Date

Applicant's signature



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		Assessments				
Parcel ID:	111S291000004003	Year	Land	Imprv	Total	Cap Val
Account:	011938000	2024	\$40,000	\$143,529	\$183,529	\$183,529
Owners:	WARD GROUP PROPERTY MANAGEMENT LLC	2023	\$40,000	\$134,285	\$174,285	\$154,025
Mail:	3650 WHISPERING PINES DR PENSACOLA, FL 32504	2022	\$30,000	\$120,893	\$150,893	\$140,023
Situs:	3680 WHISPERING PINES DR 32504	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	PENSACOLA CITY LIMITS	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data Type List						
Sale Date	Book	Page	Value	Type	Multi Parcel	Records
12/19/2023	9086	27	\$100	QC	N	
10/30/2023	9086	24	\$100	QC	N	
10/19/2023	9084	571	\$100	TR	N	
01/12/2023	8915	1705	\$100	OT	N	
01/11/2023	8915	1706	\$100	WD	N	
05/06/2019	8089	1404	\$109,900	CT	N	
07/03/2014	7207	412	\$109,900	WD	N	
07/02/2014	7190	914	\$100	OT	N	
04/16/2012	6847	1749	\$100	TR	N	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2024 Certified Roll Exemptions
None

Legal Description
LT 4 BLK 3 SCENIC HEIGHTS UNIT NO 1 PB 4 P 65 OR 9086 P 27

Extra Features
FRAME BUILDING
GAZEBO
POOL

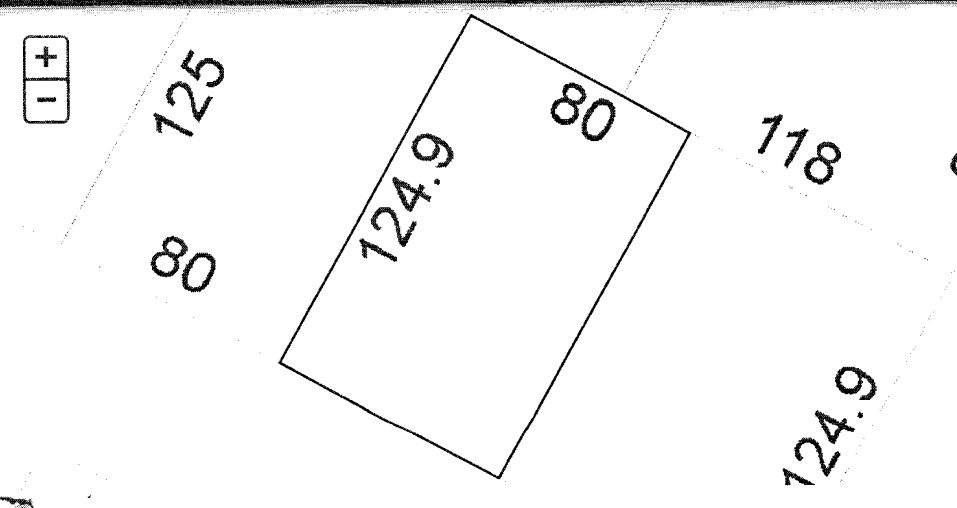
Parcel Information [Launch Interactive Map](#)

Section
Map Id:
11-1S-29-2

Approx. Acreage:
0.2354

Zoned:
R-1AAA

Evacuation & Flood Information
[Open Report](#)

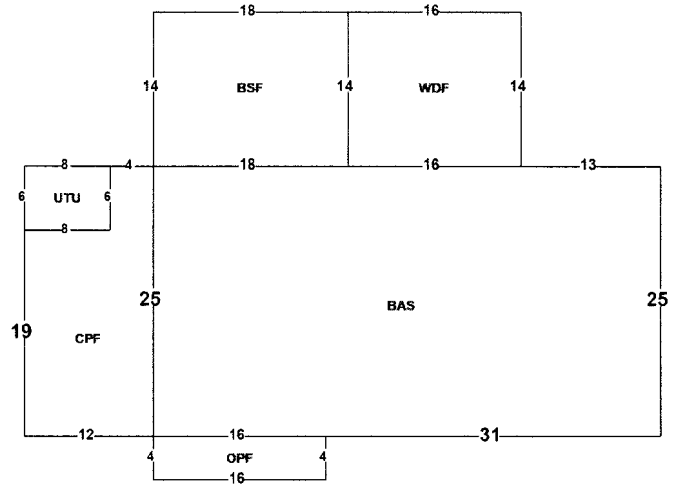


[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings
Address: 3680 WHISPERING PINES DR, Improvement Type: SINGLE FAMILY, Year Built: 1958, Effective Year: 1958, PA Building ID#: 37781

DECOR/MILLWORK-ABOVE AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-BRICK-FACE/VENEER
 FLOOR COVER-HARDWOOD
 FOUNDATION-WOOD/SUB FLOOR
 HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-5
 NO. STORIES-1
 ROOF COVER-DIMEN/ARCH SHNG
 ROOF FRAMING-GABLE
 STORY HEIGHT-0
 STRUCTURAL FRAME-WOOD FRAME

- Areas - 2015 Total SF
- BASE AREA - 1175
- BASE SEMI FIN - 252
- CARPORT FIN - 252
- OPEN PORCH FIN - 64
- UTILITY UNF - 48
- WOOD DECK FIN - 224

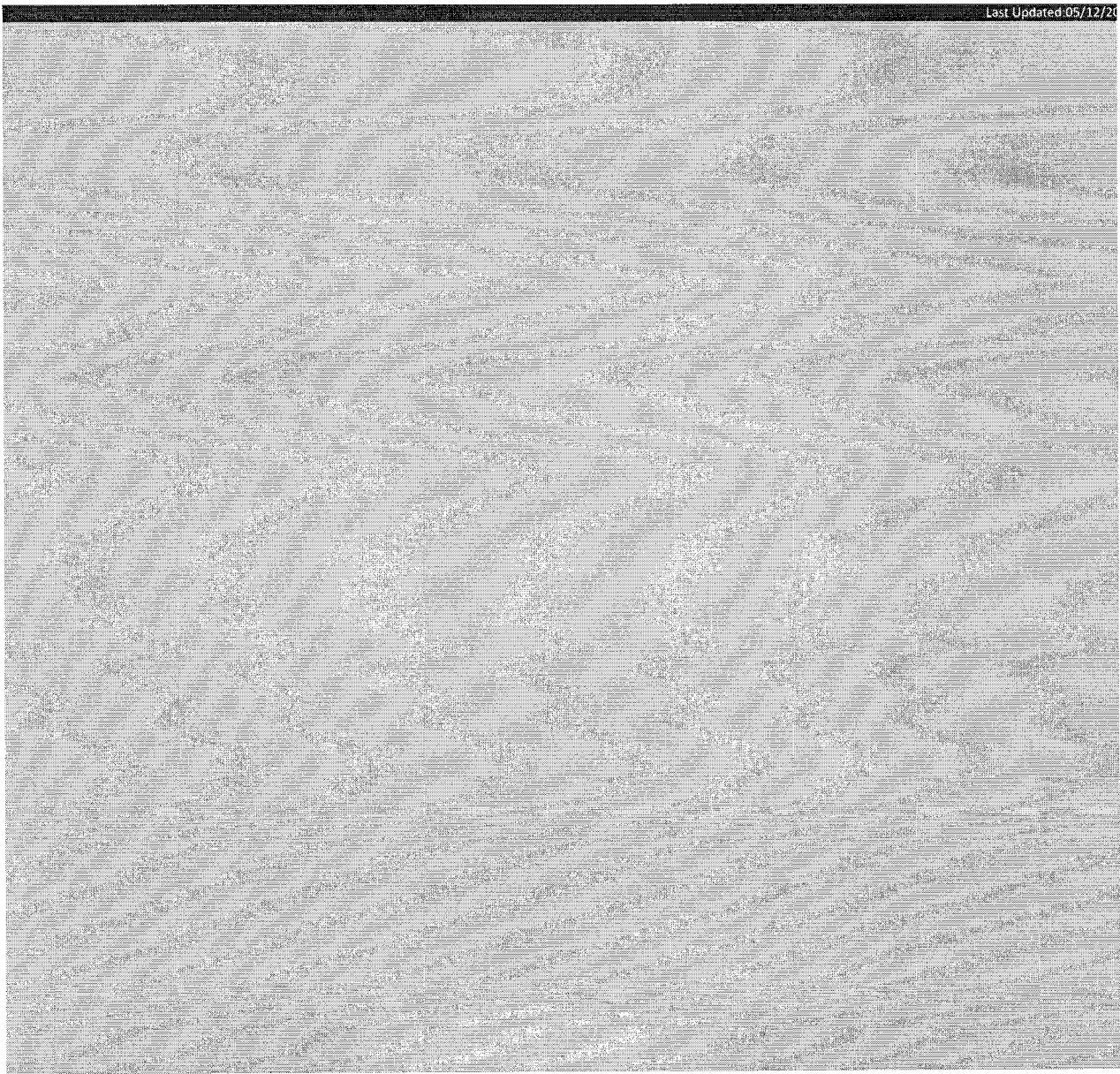


Images



2/2/2024 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 **KEYS FUNDING LLC** holder of **Tax Certificate No. 00152**, issued the **1st day of June, A.D., 2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 4 BLK 3 SCENIC HEIGHTS UNIT NO 1 PB 4 P 65 OR 8089 P 1404

SECTION 11, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 011938000 (0925-60)

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

WARD GROUP PROPERTY MANAGEMENT LLC

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 September, which is the **3rd day of September 2025**.

Dated this 14th day of May 2025.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Redeemed From Sale



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

Tax Deed Sales - Redeemed From Sale

Account: 011938000 Certificate Number: 000152 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$774.00

Postage Tax Deed Court Registry \$740.00

Payor Name

Notes

Commit Redemption

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

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 #: 01-1938-000 CERTIFICATE #: 2023-152

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 encumber the title to said land as listed on page 2 herein.

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.

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

BY



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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 18, 2025

Tax Account #: **01-1938-000**

1. The Grantee(s) of the last deed(s) of record is/are: **WARD GROUP PROPERTY MANAGEMENT LLC A FLORIDA LIMITED LIABILITY COMPANY**

By Virtue of Quit Claim Deed recorded 12/29/2023 in OR 9086/27

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 1/24/2018 – OR 7843/46

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 01-1938-000

Assessed Value: \$183,529.00

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 Property Information Report 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 SOLUTIONS
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: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: SEPT 3, 2025
TAX ACCOUNT #: 01-1938-000
CERTIFICATE #: 2023-152

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

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

REBEKAH WARD
WARD GROUP PROPERTY
MANAGEMENT LLC
3650 WHISPERING PINES DR
PENSACOLA, FL 32504

REBEKAH WARD
WARD GROUP PROPERTY
MANAGEMENT LLC
3680 WHISPERING PINES DR
PENSACOLA, FL 32504

Certified and delivered to Escambia County Tax Collector, this 18th day of June 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF
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

June 18, 2025

Tax Account #:01-1938-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 4 BLK 3 SCENIC HEIGHTS UNIT NO 1 PB 4 P 65 OR 9086 P 27

SECTION 11, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 01-1938-000(0925-60)

Recorded in Public Records 12/29/2023 10:39 AM OR Book 9086 Page 27,
Instrument #2023101651, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

This instrument prepared by:
Kramer A. Litvak
LITVAK BEASLEY WILSON & BALL, LLP
40 South Palafox Place, Suite 300
Pensacola, Florida 32502

Consideration: \$10.00

**Property Appraiser's Parcel Identification
No. 111S291000004003**

***Recorder's Note: The Grantor is the sole member of the Grantee.**

Quit Claim Deed

KNOW ALL MEN BY THESE PRESENTS, that **JOSHUA BRIAN WARD, a married man**, whose address is 3650 Whispering Pines Drive, Pensacola, Florida 32504, (hereinafter referred to jointly as "Grantor") for and in consideration of Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to **Ward Group Property Management, LLC, a Florida limited liability company**, (hereinafter "Grantee"), whose mailing address is 3650 Whispering Pines Drive, Pensacola, Florida 32504, any and all of Grantor's undivided interest in the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lot 4, Block 3, Scenic Heights, Unit No. 1, being a subdivision of a portion of Section 11, Township 1 South, Range 29 West, Escambia County, Florida, according to the plat thereof, as recorded in Plat Book 4, Page 65, of the Public Records of said county a/k/a 3680 Whispering Pines Dr., Pensacola, Florida 32504

Said property is not the constitutional homestead property of the Grantor

The preparer of this instrument was neither furnished with, nor requested to review, a title search on the described property and therefore expresses no opinion as to condition of title.

SUBJECT TO all rights, reservations, restrictions, agreements and easements of record, if any.

TO HAVE AND TO HOLD the same together with all and singular appurtenances thereunto or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use benefit and profit of the said grantee forever.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of December, 2023.

Signed, sealed and delivered in the presence of:

Annabelle predmore
Witness

JOSHUA BRIAN WARD

Annabelle predmore
(Printed Name)

S Fleming
Witness

ANGELA K. MURPHY
(Printed Name)

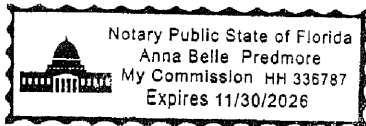
STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, the undersigned authority, by means of physical presence or online notarization, by JOSHUA BRIAN WARD, who is personally known to me or has produced FID (state type of identification) as identification, proving him to be the person whose name is subscribed to the foregoing instrument as Grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on December 19, 2023.

Annabelle predmore
Notary Public



Recorded in Public Records 1/24/2018 8:48 AM OR Book 7843 Page 46,
Instrument #2018005860, 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. :

JAMES R. LEE,
Respondent(s). : **Case # 17-296**

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on June 20, 2017, 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 3680 Whispering Pines Drive, Pensacola, Escambia County, Florida, legally described as:

LT 4 BLK 3 SCENIC HEIGHTS UNIT NO 1 PB 4 P 65 OR 7207 P 412. TAX ACCT. #011938000.

2. The following described condition exists on the property: there is a non-maintained swimming pool, with collapsing side walls, and partially filled with dirt in the back yard of this tenant occupied residence and the condition constitutes an unkempt pool and a nuisance.

3. The date this condition was first observed was January 11, 2017; re-inspection made on June 20, 2017, confirmed the condition still existed on that date.

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

on June 9, 2017, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on June 20, 2017, at which hearing the respondent(s) did not appear.

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of Section(s):

14-3-3 of the Code of the City of Pensacola, Florida.
 of the Florida Building Code.
 of the Standard Housing Code.
303.1 of the International Property Maintenance Code.

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

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

C. ORDER:

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

ORDERED that:

1. **The respondent(s) must completely correct all of the violation(s) to code before July 18, 2017, by completely filling it with dirt or otherwise removing it from the property. [Before commencing this work, contact the City Inspection Services Activity at (850) 436-5600 to determine if, and by whom, a City work permit(s) 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, July 18, 2017, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), : A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).**

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

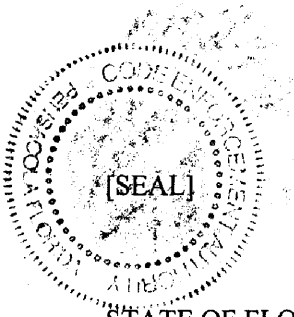
4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation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

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

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

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

ENTERED on June 26, 2017, at Pensacola, Florida.



PENSACOLA CODE ENFORCEMENT AUTHORITY

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

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

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The execution of the foregoing order was acknowledged before me on June 26, 2017, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This Order was Prepared by:
Joanna Walker
Administrative Officer
Code Enforcement Authority
City of Pensacola, Florida
Post Office Box 12910
Pensacola, FL 32521-0001

Joanna Walker
(Signature of Notary and Administrative Officer)

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

