



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

0925-62

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	FIXING UP FLORIDA LLC 4145 WILLIS WAY MILTON, FL 32583 5720 AVENIDA ROBLEDAL 01-2313-065 LT 11 BAY OAKS PB 8 P 18 OR 8093 P 1348 SEC 12/13 TWP 1S RGE 29W	Certificate #	2023 / 174
		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)
# 2023/174	06/01/2023	1,684.58	84.23	1,768.81
→Part 2: Total*				1,768.81

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)
# 2024/200	06/01/2024	1,672.39	6.25	111.14	1,789.78
Part 3: Total*					1,789.78

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	3,558.59
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,686.48
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)	5,620.07

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

Sign here:	Escambia, Florida
Signature, Tax Collector or Designee	Date April 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: 2500221

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
01-2313-065	2023/174	06-01-2023	LT 11 BAY OAKS PB 8 P 18 OR 8093 P 1348 SEC 12/13 TWP 1S RGE 29W

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

Parcel ID: 121S292000000110
Account: 012313065
Owners: TOORAK REAL ESTATE HOLDINGS V LLC
Mail: C/O BSI FINANCIAL SERVICES INC
1425 GREENWAY DR STE 400
IRVING, TX 75038
Situs: 5720 AVENIDA ROBLEDAL 32504
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

Year	Land	Imprv	Total	Cap Val
2024	\$70,000	\$21,720	\$91,720	\$91,720
2023	\$62,000	\$21,720	\$83,720	\$83,720
2022	\$62,000	\$21,720	\$83,720	\$83,720

[Disclaimer](#)

[Tax Estimator](#)

[Change of Address](#)

[File for Exemption\(s\) Online](#)

[Report Storm Damage](#)

Sales Data Type List:

Sale Date	Book	Page	Value	Type	Multi Parcel	Records
03/19/2025	9291	1556	\$221,100	CT	N	
05/07/2019	8093	1348	\$250,000	WD	N	
11/20/2018	8001	1352	\$224,900	WD	N	
11/20/2018	8001	1350	\$210,000	WD	N	
06/17/2010	6620	34	\$190,900	WD	N	
10/01/2009	6522	495	\$100	CT	N	
03/2003	5096	1649	\$240,500	WD	N	
10/1996	4065	492	\$197,100	WD	N	
01/1976	1056	657	\$37,500	WD	N	
01/1973	705	972	\$10,000	WD	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 11 BAY OAKS PB 8 P 18 OR 9291 P 1556 SEC 12/13 TWP
1S RGE 29W

Extra Features

POOL
POOL SCREEN

Parcel Information

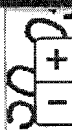
[Launch Interactive Map](#)

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

Approx.
Acreage:
0.3922

Zoned:
R-1AAA

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



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

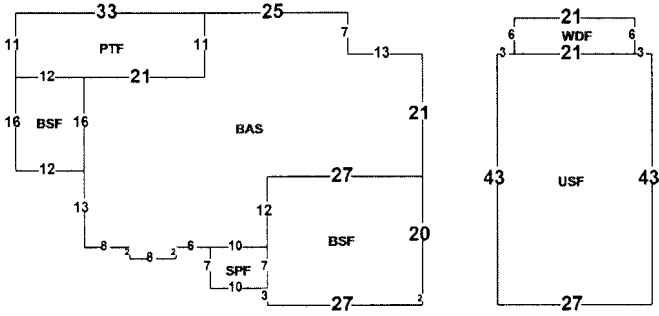
Buildings

Address: 5720 AVENIDA ROBLEDAL, Improvement Type: SINGLE FAMILY, Year Built: 1977, Effective Year: 1977, PA Building
ID#: 38663

DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-HARDWOOD
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-9
NO. STORIES-2
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 4236 Total SF

BASE AREA - 1730
BASE SEMI FIN - 786
PATIO FINISHED - 363
SCRN PORCH FIN - 70
UPPER STORY FIN - 1161
WOOD DECK FIN - 126



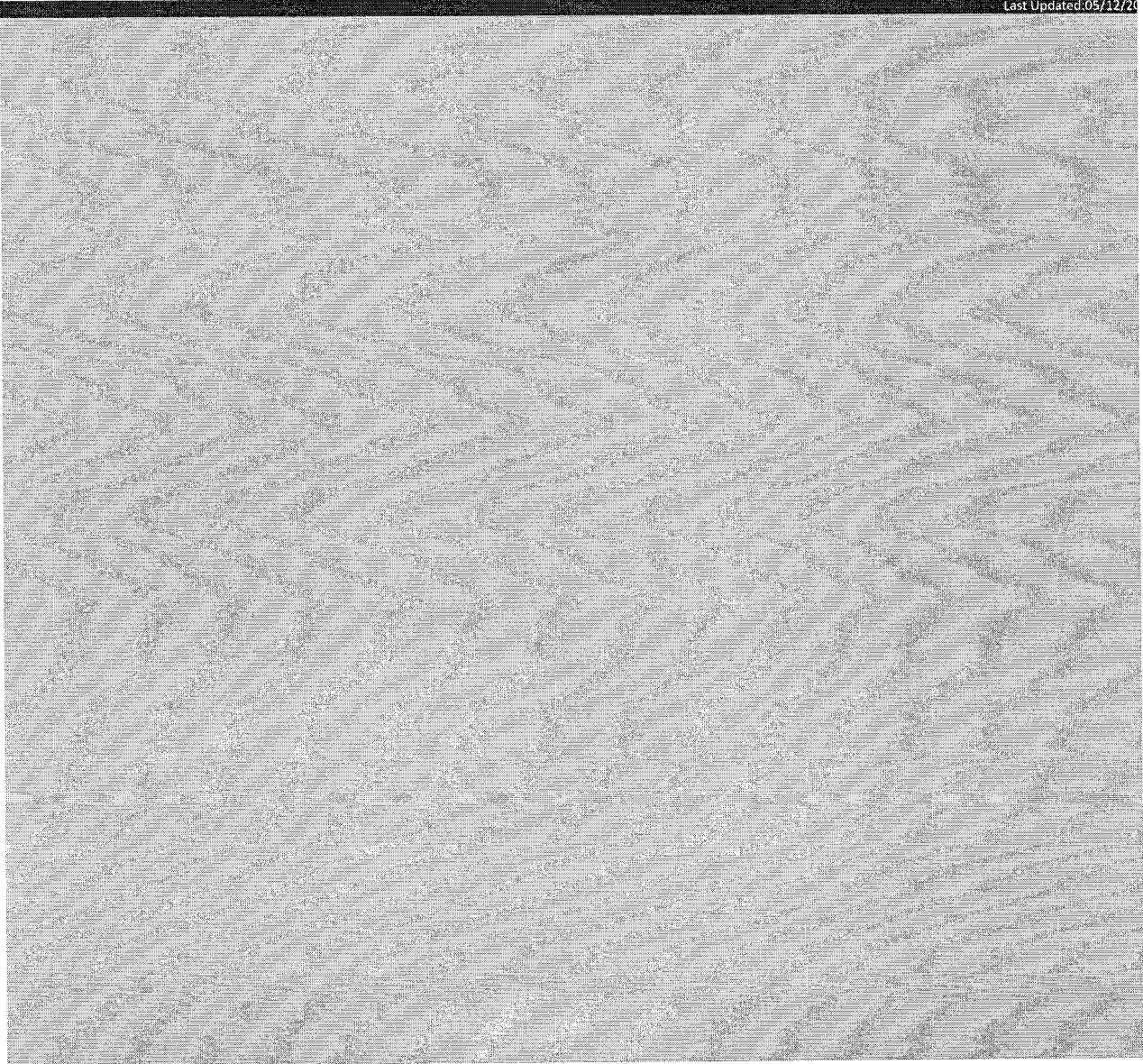
Images



1/24/2024 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.

Last Updated:05/12/20



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 00174**, 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 11 BAY OAKS PB 8 P 18 OR 8093 P 1348 SEC 12/13 TWP 1S RGE 29W

SECTION 12, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 012313065 (0925-62)

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

FIXING UP FLORIDA 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

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 #: 01-2313-065 CERTIFICATE #: 2023-174

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 #: **01-2313-065**

1. The Grantee(s) of the last deed(s) of record is/are: **TOORAK REAL ESTATE HOLDINGS V LLC**

By Virtue of Certificate of Title recorded 3/24/2025 in OR 9291/1556

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. **Lien in favor of The City of Pensacola recorded 12/27/2023 – OR 9084/1571**

b. **Code Enforcement Order in favor of The City of Pensacola recorded 3/7/2024 – OR 9113/1489 together with First Amended Order recorded 3/7/2024 – OR 9113/1493 and Second Amended Order recorded 3/7/2024 – OR 9113/1497**

4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 01-2313-065

Assessed Value: \$91,720.00

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 #: 01-2313-065

CERTIFICATE #: 2023-174

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.

TOORAK REAL ESTATE HOLDINGS V LLC
C/O BSI FINANCIAL SERVICES INC
1425 GREENWAY DR STE 400
IRVING, TX 75038

TOORAK REAL ESTATE HOLDINGS V LLC
C/O BSI FINANCIAL SERVICES INC
5720 AVENIDA ROBLEDAL
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 #:01-2313-065

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 11 BAY OAKS PB 8 P 18 OR 9291 P 1556 SEC 12/13 TWP 1S RGE 29W

SECTION 12, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 01-2313-065(0925-62)

Recorded in Public Records 3/24/2025 12:34 PM OR Book 9291 Page 1556,
Instrument #2025020455, Pam Childers Clerk of the Circuit Court Escambia
County, FL Deed Stamps \$1,547.70

**IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA
CIVIL ACTION**

CASE NO. 2020 CA 001254

TOORAK CAPITAL PARTNERS LLC
Plaintiff

VS.

CREED, BRYAN T ; FIXING UP FLORIDA LLC ; LACOSTE CONSTRUCTION GROUP
LLC ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY ; CREED,
ALLISON T
Defendant

CERTIFICATE OF TITLE

The undersigned, Pam Childers, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been
executed and filed in this action on February 12, 2025, for the property described herein and that no objections to
the sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida was sold to

TOORAK REAL ESTATE HOLDINGS V LLC
c/o BSI Financial Services, INC 1425 Greenway Drive, Suite 400 Irving, TX, 75038

**LOT 11, BAY OAKS SUBDIVISION, ACCORDING TO THE MAP OR PLAT
THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 18, PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLORIDA.**

Property address: 5720 Avenida Robledal, Pensacola, Florida 32504

The successful bid was in the amount of \$221100.00.

WITNESS my hand and the official seal on this 19 day of March, 2025, as Clerk of the Circuit Court.



Pam Childers
Clerk of the Circuit Court

BY: *Serpent William*
Deputy Clerk

Conformed copies to all parties

Recorded in Public Records 12/27/2023 3:32 PM OR Book 9084 Page 1571,
Instrument #2023101027, 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:

FIXING UP FLORIDA LLC
5720 AVENIDA ROBLEDAL

LT 11 BAY OAKS PB 8 P 18

Parcel Identification Number 121S292000000110
Real Estate Account Number 012313065

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 29th 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 12th day of December 2023

THE CITY OF PENSACOLA
a municipal corporation

BY: 

KERRITH FIDDLER
CITY ADMINISTRATOR

ATTEST:


CITY CLERK
(SEAL)

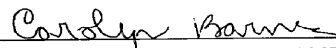
STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 14th day of
December, 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 3/7/2024 11:58 AM OR Book 9113 Page 1489,
Instrument #2024017233, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

**BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA
SPECIAL MAGISTRATE
IN AND FOR THE CITY OF PENSACOLA, a Florida municipal corporation**

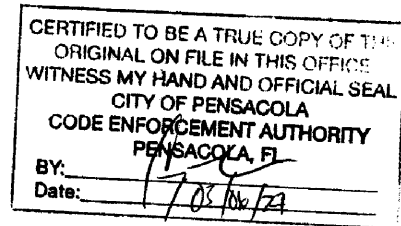
**Petitioner,
Code Enforcement Office of the City of
Pensacola**

**Case No.: 24-004
Location: 211 W Cervantes Street
Pensacola FL 32501
PR#: 000S009010110030**

**Respondent,
Fixing Up Florida LLC**



ORDER



The CAUSE having come before the Code Enforcement Authority Special Magistrate on the Petition of the Code Enforcement Authority Officer for alleged violation of the ordinances of the City of Pensacola, a Florida municipal corporation, and the Special Magistrate having heard and considered sworn testimony and other evidence presented by the Code Enforcement Officer and the Respondent(s) or representative thereof, Allison Creed, and after consideration of the appropriate sections of Pensacola Code of Ordinances and of the International Property Maintenance Code (as incorporated in Pensacola Code of Ordinances 14-2-222), finds that a violation of the following Code(s) has occurred and continues:

Sec. 4-3-18 Excessive growth of weeds prohibited
Sec. 11-4-72 Maintenance of right-of-way by owner of abutting property
304.2 Protective treatment
304.6 Exterior walls
304.13 Window, skylight, and door frames
308.1 Accumulation of rubbish or garbage

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

It is hereby ORDERED that the RESPONDENT(S) shall have until **11/6/2023** to correct the violation(s) and to bring the violation into compliance.

BK: 9113 PG: 1490

Corrective action shall include:

The overgrown vegetation must be cut and maintained to a height less than 12 inches.

The abutting right-of-way must be maintained and kept clean and free of litter.

The peeling paint must be removed and a protective treatment applied to the surface.

The rotten wood and holes in the siding must be repaired or replaced.

The loose rubbish must be removed from the property.

Immediately after all required work has been completed, the respondent(s) must call the City of Pensacola Code Enforcement Office at (850) 436-5500 to schedule 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.

In the event this order is not complied with before the above compliance date, without further hearing or notice to the respondent(s) will be assessed a fine of \$25.00 per day commencing 11/7/2023 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 ENCUMBRANCE AND LEVY; AND THE COST INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

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

BK: 9113 PG: 1491

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 and up to and including Five Hundred 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.

Pursuant to sections 162.03, 162.07, and 162.09 Florida Statutes, without further hearing or notice to the respondent(s), the original, or certified copy of this order 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). Pursuant to Pensacola Code of Ordinances Sec. 13-2-6(c), costs in the amount of \$200.00 are awarded in favor of the City of Pensacola as the prevailing party against respondent(s).

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

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

DONE AND ORDERED IN Pensacola, Florida on this 3rd day of October, 2023.

PENSACOLA CODE ENFORCEMENT AUTHORITY



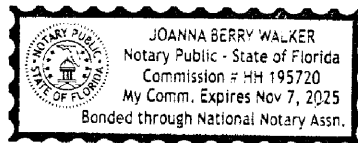
Signature of Special Magistrate

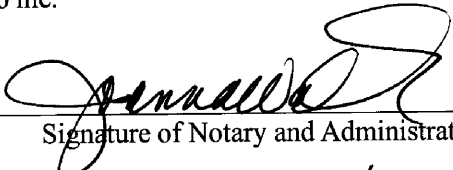
RALPH A. PETERSON

Printed Name of Special Magistrate

BK: 9113 PG: 1492 Last Page

The foregoing original order was executed and acknowledged before me by means of physical presence on October 3, 2023, by the above-named Special Magistrate for the City of Pensacola, Florida, who is personally known to me.





Signature of Notary and Administrative Officer

Joanna Walker

Printed Name of Notary and Administrative Officer

Recorded in Public Records 3/7/2024 11:58 AM OR Book 9113 Page 1493,
Instrument #2024017234, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

**BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA
SPECIAL MAGISTRATE
IN AND FOR THE CITY OF PENSACOLA, a Florida municipal corporation**

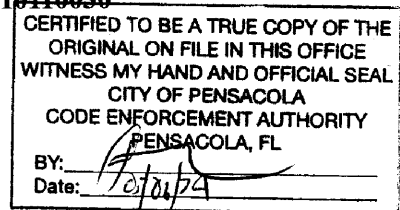
**Petitioner,
Code Enforcement Office of the City of
Pensacola**

Case No.: 24-004

**Location: 211 W Cervantes Street
Pensacola FL 32501**

PR#: 000S009010110030

**Respondent,
Fixing Up Florida LLC**



FIRST AMENDED ORDER

The CAUSE having come before the Code Enforcement Authority Special Magistrate on the Petition of the Code Enforcement Authority Officer for alleged violation of the ordinances of the City of Pensacola, a Florida municipal corporation, and the Special Magistrate having heard and considered sworn testimony and other evidence presented by the Code Enforcement Officer and the Respondent(s) or representative thereof, None, and after consideration of the appropriate sections of Pensacola Code of Ordinances and of the International Property Maintenance Code (as incorporated in Pensacola Code of Ordinances 14-2-222), finds that a violation of the following Code(s) has occurred and continues:

Sec. 4-3-18 Excessive growth of weeds prohibited

Sec. 11-4-72 Maintenance of right-of-way by owner of abutting property

304.2 Protective treatment

304.6 Exterior walls

304.13 Window, skylight, and door frames

308.1 Accumulation of rubbish or garbage

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

It is hereby ORDERED that the RESPONDENT(S) shall have until **12/4/2023** to correct the violation(s) and to bring the violation into compliance.

BK: 9113 PG: 1494

Corrective action shall include:

The overgrown vegetation must be cut and maintained to a height less than 12 inches.

The abutting right-of-way must be maintained and kept clean and free of litter.

The peeling paint must be removed and a protective treatment applied to the surface.

The rotten wood and holes in the siding must be repaired or replaced.

The loose rubbish must be removed from the property.

Immediately after all required work has been completed, the respondent(s) must call the City of Pensacola Code Enforcement Office at (850) 436-5500 to schedule 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.

In the event this order is not complied with before the above compliance date, without further hearing or notice to the respondent(s) will be assessed a fine of **\$25.00** per day commencing 12/5/2023 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 ENCUMBRANCE AND LEVY; AND THE COST INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

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

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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 and up to and including Five Hundred 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.

Pursuant to sections 162.03, 162.07, and 162.09 Florida Statutes, without further hearing or notice to the respondent(s), the original, or certified copy of this order 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). Pursuant to Pensacola Code of Ordinances Sec. 13-2-6(c), costs in the amount of \$200.00 are awarded in favor of the City of Pensacola as the prevailing party against respondent(s).

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

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

DONE AND ORDERED IN Pensacola, Florida on this 7th day of November, 2023.

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DONE AND ORDERED IN Pensacola, Florida on this 7th day of November, 2023.

PENSACOLA CODE ENFORCEMENT AUTHORITY

A handwritten signature in black ink.

Signature of Special Magistrate

Matthew Hargraves

Printed Name of Special Magistrate

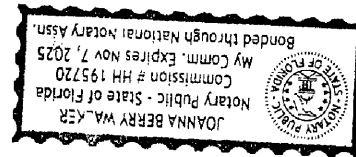
The foregoing original order was executed and acknowledged before me by means of physical presence on November 7, 2023, by the above-named Special Magistrate for the City of Pensacola, Florida, who is personally known to me.

A handwritten signature in black ink.

Signature of Notary and Administrative Officer

Joanne Walker

Printed Name of Notary and Administrative Officer



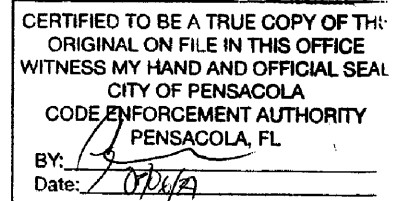
Recorded in Public Records 3/7/2024 11:59 AM OR Book 9113 Page 1497,
Instrument #2024017235, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

**BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA
SPECIAL MAGISTRATE
IN AND FOR THE CITY OF PENSACOLA, a Florida municipal corporation**

**Petitioner,
Code Enforcement Authority of the City of
Pensacola**

**Case No.: 24-004
Location: 211 W Cervantes Street
Pensacola, Florida 32501
Parcel ID#: 000S009010110030**

**Respondent,
Fixing Up Florida, LLC**



SECOND AMENDED ORDER

The CAUSE having come before the Code Enforcement Authority Special Magistrate on the Petition of the Code Enforcement Authority Officer for alleged violation of the ordinances of the City of Pensacola, a Florida municipal corporation, and the Special Magistrate having heard and considered sworn testimony and other evidence presented by the Code Enforcement Officer and the Respondent(s) or representative thereof, None, and after consideration of the appropriate sections of Pensacola Code of Ordinances and of the International Property Maintenance Code (as incorporated in Pensacola Code of Ordinances 14-2-222), finds that a violation of the following Code(s) has occurred and continues:

**Section 4-3-18 Excessive growth of weeds prohibited
Section 11-4-72 Maintenance of right-of-way by abutting property
304.2 Protective treatment
304.6 Exterior walls
304.13 Window, skylight, and door frames
308.1 Accumulation of rubbish or garbage**

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

This case was brought before Special Magistrate on 10/03/2023 and was continued until 11/07/2023. At the time of the 11/07/2023 hearing this case was brought before Special Magistrate

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and continued until 12/05/2023. At the 12/05/2023 hearing this case was continued until the 12/19/2023 hearing.

It is hereby ORDERED that:

Corrective action shall include:

The overgrown vegetation must be cut and maintained to a height less than twelve (12) inches. The abutting right-of-way must be maintained and kept clean and free of litter.

The peeling paint must be removed, and a protective treatment applied to the surface.

The rotten wood and holes in siding must be repaired or replaced.

The loose rubbish must be removed from the property.

A fine of \$25.00 will accrue per day commencing 12/19/2023 and continue to accrue each and every day thereafter any violation continues to exist; and without further hearing or notice to the respondent(s).

In accordance with Florida Statutes and the Pensacola Code of Ordinances, a certified copy of this order may be recorded in the public records and shall constitute a lien against the land on which the violation exists and as upon any other real or personal property owned by the violator. Upon petition to the circuit court this order shall be enforceable in the same manner as a court judgement by the sheriffs of this state, including execution and levy against the personal property of the violator, but shall not be deemed a court judgment except for enforcement purposes. Such fines shall continue to accrue until the violator comes into compliance or until judgement is

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rendered in a lawsuit filed pursuant to Florida Statute Chapter 162, whichever comes first. A lien arising from the fines imposed in this order runs in favor of the local governing body, and the City of Pensacola as the local governing body may execute a satisfaction or release of the lien pursuant to Florida Statute Chapter 162.

Once corrections have been made, it is the responsibility of the respondent(s) to notify the City of Pensacola Code Enforcement Office to schedule re-inspection of the property to verify compliance and to halt additional fine accumulation for non-compliance with this Order.

Pursuant to Pensacola Code of Ordinances Sec. 13-2-6(c), costs in the amount of **\$200.00** are awarded in favor of the City of Pensacola as the prevailing party against respondent(s). Court costs must be paid within thirty (30) days of the date of this order.

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

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

DONE AND ORDERED IN Pensacola, Florida on this 19th day of December, 2023.

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL CITY OF PENSACOLA CODE ENFORCEMENT AUTHORITY PENSACOLA, FL	PENSACOLA CODE ENFORCEMENT AUTHORITY
BY: <u>[Signature]</u> Date: <u>12/19/2023</u>	<u>John B. Trawick</u> Printed Name of Special Magistrate
	<u>[Signature]</u> Signature of Special Magistrate

CODE ENFORCEMENT AUTHORITY
PENSACOLA FLORIDA

Copies to: 211 W Cervantes Street Pensacola, Florida 32501