



# 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

0326.38

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Jul 14, 2025
Property description	KEITH ROY WAYNE JR EST OF 1/2 INT CANADY SEAN MICHAEL 1/2 INT 2211 LINDMONT AVE PENSACOLA, FL 32504 2211 LINDMONT AVE 03-3172-000 LT 3 2ND ADDN CREIGHTON HTS PB 6 P 24 OR 6426 P 312	Certificate #	2023 / 1304
		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)
# 2023/1304	06/01/2023	374.47	18.72	393.19
# 2024/1392	06/01/2024	722.11	61.08	783.19
→ Part 2: Total*				1,176.38

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2025/1411	06/01/2025	2,412.66	6.25	120.63	2,539.54
Part 3: Total*					2,539.54

## 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)	3,715.92
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	4,090.92

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 July 16th, 2025

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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.	<b>Total Paid (Lines 8-13)</b>
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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>03/04/2026</u>	

### 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: 2500630

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

FIG 20, LLC  
FIG 20, LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411,

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

Account Number	Certificate No.	Date	Legal Description
03-3172-000	2023/1304	06-01-2023	LT 3 2ND ADDN CREIGHTON HTS PB 6 P 24 OR 6426 P 312

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

FIG 20, LLC  
FIG 20, LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411

07-14-2025  
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 →

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[Printer Friendly Version](#)

**General Information**

**Parcel ID:** 311S307002000003  
**Account:** 033172000  
**Owners:** KEITH ROY WAYNE JR EST OF 1/2 INT  
CANADY SEAN MICHAEL 1/2 INT  
**Mail:** 2211 LINDMONT AVE  
PENSACOLA, FL 32504  
**Situs:** 2211 LINDMONT AVE 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

<b>Assessments</b>				
<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b><u>Cap Val</u></b>
2024	\$39,000	\$87,072	\$126,072	\$126,072
2023	\$30,000	\$82,423	\$112,423	\$58,897
2022	\$15,200	\$73,547	\$88,747	\$57,182

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**Disclaimer**

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**Tax Estimator**

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**Change of Address**

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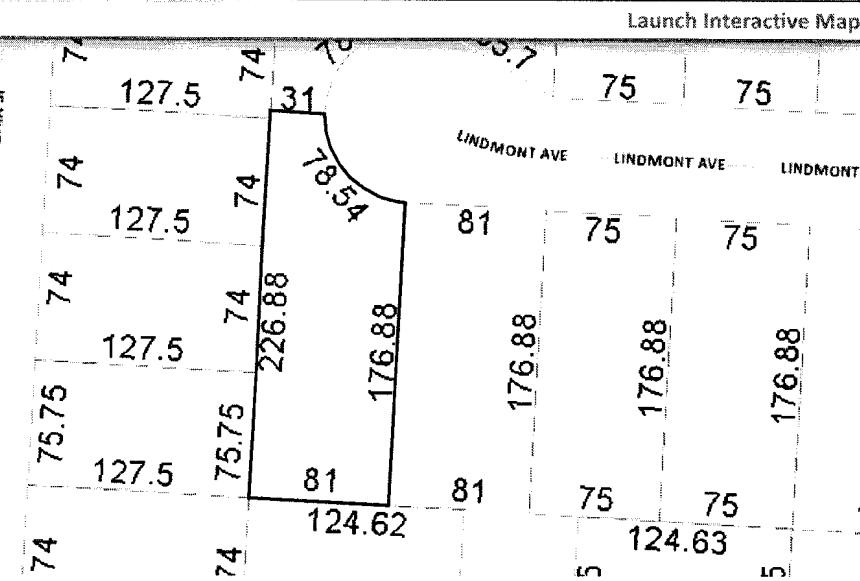
**File for Exemption(s) Online**

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**Report Storm Damage**

Sales Data Type List: 							
Sale Date	Book	Page	Value	Type	Multi	Parcel	Records
10/31/2022	8885	1611	\$100	CJ		N	
07/11/2009	6426	312	\$100	CJ		N	
03/2007	6390	1075	\$100	OT		N	
06/1964	113	414	\$100	WD		N	

2024 Certified Roll Exemptions
None
Legal Description
LT 3 2ND ADDN CREIGHTON HTS PB 6 P 24 OR 6426 P 312 OR 8885 P 1611
Extra Features
METAL BUILDING



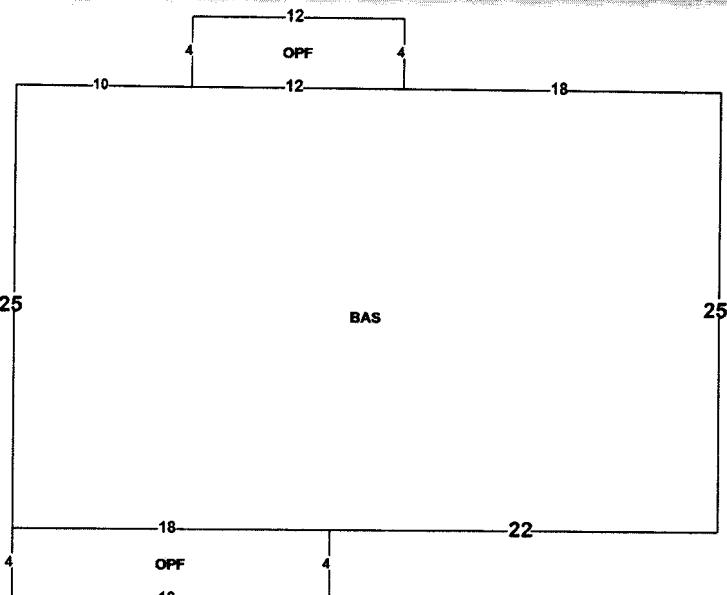
[View Florida Department of Environmental Protection\(DEP\) Data](#)

## Buildings

Address: 2211 LINDMONT AVE, Improvement Type: SINGLE FAMILY, Year Built: 1963, Effective Year: 1963, PA Building ID#: 59844

**Structural Elements**

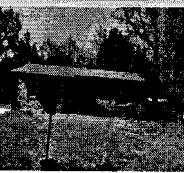
**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-BRICK-FACE/VENEER**  
**FLOOR COVER-HARDWOOD**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**



Areas - 1120 Total SF

BASE AREA - 1000

OPEN PORCH FIN - 120



3/21/2024 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: 07/22/2025 (tc.3790)

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2025055314 7/22/2025 3:05 PM  
OFF REC BK: 9351 PG: 1485 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 01304**, 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 3 2ND ADDN CREIGHTON HTS PB 6 P 24 OR 6426 P 312**

**SECTION 31, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 033172000 (0326-38)**

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

**EST OF ROY WAYNE KEITH JR 1/2 INT and SEAN MICHAEL CANADY 1/2 INT**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of March, which is the **4th day of March 2026**.

Dated this 22nd day of July 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email [TAXDEEDS@ESCAMBIACLERK.COM](mailto:TAXDEEDS@ESCAMBIACLERK.COM).

**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 #: 03-3172-000 CERTIFICATE #: 2023-1304

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: December 16, 2005 to and including December 16, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: December 17, 2025

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

December 17, 2025  
Tax Account #: **03-3172-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ROY WAYNE KEITH, JR. AND SEAN MICHAEL CANADY**

**By Virtue of Order Determining Homestead recorded 2/16/2009 in OR 6426/312 together with Order of Distribution recorded 11/7/2022 in OR 8885/1611 ABSTRACTOR'S NOTE: WE DO NOT FIND A SUMMARY ADMINISTRATION OR ORDER TO DISTRIBUTE SPECIFIC TO THE PROPERTY IN THE PROBATE OF TAMMY LYNNE CANADY.**

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 City of Pensacola/Pensacola Energy recorded 7/24/2023 – OR 9013/547**
  - b. **Code Violation Order in favor of The City of Pensacola recorded 9/29/2023 – OR 9048/602**
  - c. **Abatement Order in favor of The City of Pensacola recorded 9/29/2023 – OR 9048/605**
  - d. **Abatement Order in favor of The City of Pensacola recorded 8/19/2024 – OR 9190/1156**
4. Taxes:

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

**Tax Account #: 03-3172-000**

**Assessed Value: \$124,293.00**

**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:** MAR 3, 2026

**TAX ACCOUNT #:** 03-3172-000

**CERTIFICATE #:** 2023-1304

**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**

Notify City of Pensacola, P.O. Box 12910, 32521

Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2025 tax year.

**ROY WAYNE KEITH JR  
SEAN MICHAEL CANADY  
2211 LINDMONT AVE  
PENSACOLA, FL 32504**

**CODE ENFORCEMENT AUTHORITY OF  
THE CITY OF PENSACOLA  
2849 N PALAFOX ST  
PENSACOLA, FL 32501**

**Certified and delivered to Escambia County Tax Collector, this 17<sup>th</sup> day of December 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**

**December 17, 2025**  
**Tax Account #:03-3172-000**

**LEGAL DESCRIPTION**  
**EXHIBIT "A"**

**LT 3 2ND ADDN CREIGHTON HTS PB 6 P 24 OR 6426 P 312 OR 8885 P 1611**

**SECTION 31, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 03-3172-000(0326-38)**

Recorded in Public Records 7/24/2023 1:28 PM OR Book 9013 Page 547,  
 Instrument #2023059190, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$10.00



**This instrument was prepared  
 by and is to be returned to:**  
 City of Pensacola / Pensacola Energy  
 Utility Lien Services  
 P.O. Box 12910  
 Pensacola, Florida 32521-0044

Tax Parcel ID No.: 311S307002000003

### **NOTICE OF LIEN FOR MUNICIPAL GAS SERVICES**

Notice is hereby given that, pursuant to §159.17, Florida Statutes, and the City of Pensacola Resolution #09-10, the **City of Pensacola**, a Florida municipal corporation, has filed this lien against the following described real property situated in Escambia County, Florida:

Property Owner: ROY WAYNE KEITH JR

Legal description: LT 3 2ND ADDN CREIGHTON HTS PB 6 P 24 OR 6426 P 312 OR 8885 P 1611

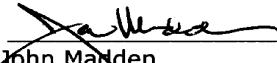
More commonly known as: 2211 LINDMONT AVE

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, this lien shall be void and of no effect.

The total amount due the City of Pensacola through August 4, 2023 is \$156.38, together with additional unpaid natural gas service charges, if any, which may accrue subsequent to that date and simple interest on unpaid charges at 18 percent per annum.

A signed copy of this lien has been sent to the property owner of record, ROY KEITH JR, 2211 LINDMONT AVE PENSACOLA FL 32504-7270 via certified mail return receipt requested and regular U.S. mail.

CITY OF PENSACOLA,  
 a Florida municipal corporation

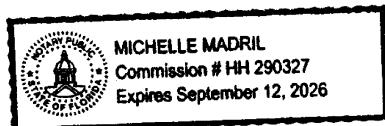
BY:   
 John Madden

STATE OF FLORIDA  
 COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of July, 2023, by John Madden, of the City of Pensacola, who is personally known to me and who did not take an oath.

[Notary Seal]

  
 Notary Public - State of Florida



Customer Service Division | PO Box 12910, Pensacola, FL 32521 | 850.435.1800 | PensacolaEnergy.Com

Recorded in Public Records 9/29/2023 9:18 AM OR Book 9048 Page 602,  
Instrument #2023079293, 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 (850-436-5500)  
Petitioner, :**

**vs. :**

**ROY W. KEITH, JR., & SEAN M CANADY,  
Respondent(s). : Case # 23-107**

**CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS**

The Special Magistrate having heard and considered sworn testimony and other evidence presented in this matter on March 21, 2023, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

**A. FINDINGS OF FACT:**

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 2211 Lindmont Ave., Pensacola, Escambia County, Florida, legally described as:

LT 3 2ND ADDN CREIGHTON HTS PB 6 P 24 OR 6426 P 312 OR 8885 P 1611. TAX ACCT. #033172000.

2. The following described condition exists on the property: there are miscellaneous household items, other items of tangible personal property and rubbish stored, kept or scattered openly exposed to the elements throughout the premises and the condition constitutes a nuisance.

3. The date this condition was first observed was November 14, 2022; re-inspection made on March 21, 2023, confirmed the condition still existed on that date.

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

on March 6, 2023, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate beginning at 3:00 p.m. on March 21, 2023, at which hearing the respondent(s) DID NOT APPEAR.

**B. CONCLUSIONS OF LAW:**

1. The respondent(s) and the property are in violation of Section(s): 14-4-3 of the Code of the City of Pensacola, Florida.

BK: 9048 PG: 603

- of the Florida Building Code.
- of the Standard Housing Code.
- of the International Property Maintenance Code.

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

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

C. ORDER:

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

ORDERED that:

1. **The respondent(s) must correct the violation(s) before April 4, 2023, by either (a) removing and properly disposing the items or (b) moving them into a completely enclosed structure, such as the residence. 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, April 4, 2023, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), : A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

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

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

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

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

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

ENTERED on March 23, 2023, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY

Louis F. Ray, Jr.

(Signature of Special Magistrate Judge)

[SEAL]

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 March 23, 2023, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This original order was prepared by  
and ATTESTED to by:

Joanna Walker

Florida Notary Public &

Administrative Officer of the

Code Enforcement Authority of the

City of Pensacola, Florida

2849 N. Palafox Street

Pensacola, FL 32501

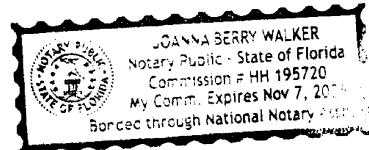
(850) 436-5500

Joanna Walker

(Printed Name of Notary & Admin. Officer)

Joanna Walker

(Printed Name of Notary & Admin. Officer)



Recorded in Public Records 9/29/2023 9:18 AM OR Book 9048 Page 605,  
Instrument #2023079294, 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.** :

**ROY WAYNE KEITH JR &  
SEAN MICHAEL CANADY.** :  
**Respondent(s).** : **Case # 23-205**

**ABATEMENT ORDER**

The Special Magistrate having heard and considered sworn testimony and other evidence presented in this matter on July 18, 2023, after due notice to the respondent(s), makes the following findings of fact, conclusions of law, and orders:

**A. FINDINGS OF FACT:**

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 2211 Lindmont Avenue (vacant), Pensacola, Escambia County, Florida, legally described as:

LT 3 2ND ADDN CREIGHTON HTS PB 6 P 24 OR 6426 P 312 OR 8885 P 1611. TAX ACCT. #033172000.

2. The following described condition exists on the property: there are openly stored items and rubbish scattered throughout the property and the condition constitutes open storage, accumulation of rubbish and a nuisance.

3. The date this condition was first observed was June 30, 2023; re-inspection made on July 18, 2023, confirmed the condition still existed on that date.

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

on July 3, 2023, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before

the Special Magistrate beginning at 3:00 p.m. on July 18, 2023, at which hearing the respondent(s) DID NOT appear.

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of Section(s):  
4-5-6 & 4-5-9 of the Code of the City of Pensacola, Florida.  
of the Florida Building Code.  
of the Standard Housing Code.  
of the International Property Maintenance Code.

2. The City prevailed in prosecuting this case before the Special Magistrate. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate finds the City's costs to be \$ \$2,240.49. [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: \$2,240.49.]

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) 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) irreparable or irreversible in nature.

C. ORDER:

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

ORDERED that:

1. Each respondent was previously ordered to fully correct the violations prior to July 18, 2023, and failed to do so. Each respondent remains obligated to comply with that order. This Order of Abatement does not relieve any respondent from that respondent's obligation(s) to effectuate compliance with the Code of Ordinances of the City of Pensacola, Florida.

2. If the violation(s) are not fully corrected by respondent(s) with all deliberate speed, pursuant to the provisions of sec. 4-6-6 and 4-6-7 of the Code of the City of Pensacola, Florida, the City may remove any entry locks and enter upon the property upon which the code violation(s) is/are situated and secure the structure and/or make any and all repairs and corrections deemed necessary and appropriate to provide for the public safety and welfare and to correct the established code violations, which may include the seizure, removal and/or destruction of any abandoned personal property in order to secure compliance. All reasonable costs incurred by the measures undertaken to secure compliance shall be borne by the owner(s) or lienholder(s) benefitted thereby, and may be recovered by the City through any method authorized by law.

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

4. 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 August 31, 2023, 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

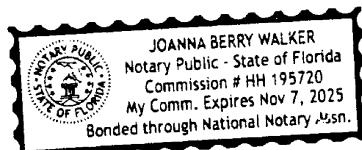
The execution of the foregoing order was acknowledged before me on August 31, 2023, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This original order was prepared by  
and ATTESTED to by:

Joanna Walker  
Florida Notary Public &  
Administrative Officer of the  
Code Enforcement Authority of the  
City of Pensacola, Florida  
2849 N. Palafox Street  
Pensacola, FL 32501  
(850) 436-5500

Joanna Walker  
(Signature of Notary and Administrative Officer)

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



Recorded in Public Records 8/19/2024 9:15 AM OR Book 9190 Page 1156,  
Instrument #2024062917, 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 Office of the City of  
Pensacola

**Case No.: 24-2886**  
**Location: 2211 Lindmont Ave Pensacola,**  
**Florida 32504**  
**Parcel ID#: 311S307002000003**

**Respondent,**  
Keith Roy Wayne Jr. & Canady Sean Michael



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  
BY: *[Signature]*  
Date: *10/15/24*

**ABATEMENT 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, and which present an imminent threat to public health, safety, or welfare or imminent destruction of habitat or sensitive resources:

**14-4-3 Nuisance**

**4-3-18 Excessive growth of weeds prohibited**

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

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

It is hereby ORDERED.

**BK: 9190 PG: 1157**

1. Pursuant to Florida Statute 162.06 and Pensacola Code of Ordinances 13-2-5 the violations stated above present an immediate and serious threat to public health, safety, or welfare or imminent destruction of habitat or sensitive resources.
2. Pursuant to Florida Statute 162.09(1) the City of Pensacola shall make all reasonable repairs related to immediate and serious threats to public health, safety, or welfare or imminent destruction of habitat or sensitive resources and charge the violator with the reasonable costs of the repairs along with fines imposed.
3. Pursuant to Pensacola Code of Ordinances Sec. 13-2-6(c), court costs in the amount of **\$500.00** 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.

Pursuant to sections 162.03, 162.07, and 162.09 Florida Statutes, without further hearing or notice to the respondent(s), a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator, and once recorded this order constitutes notice 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).

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 18<sup>th</sup> day of June, 2024.

**BK: 9190 PG: 1158 Last Page**

PENSACOLA CODE ENFORCEMENT AUTHORITY

Tracey Robinson-Coffee

Signature of Special Magistrate

Tracey R

Printed Name of Special Magistrate

Copies to 2211 Lindmont Ave Pensacola, Florida 32504