



# 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

1025- 23

## 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	ABENDAN MANUEL C ABENDAN CELLIE TRUSTEES FOR ABENDAN MANUEL C AND CIELITO CELLIE REVOCABLE 2355 SUMMIT BLVD PENSACOLA, FL 32503 2355 SUMMIT BLVD 03-4007-020 LT 20 BLK 84 CORDOVA PARK UNIT 24 PB 10 P 98 OR 8706 P 1396 SHEET E	Certificate #	2023 / 1362
		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)
# 2023/1362	06/01/2023	4,314.54	215.73	4,530.27
→Part 2: Total*				4,530.27

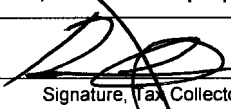
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2024/1454	06/01/2024	4,306.20	6.25	266.45	4,578.90
Part 3: Total*					4,578.90

## 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)	9,109.17
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)	9,484.17

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

<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: _____ Date of sale <u>10/01/2025</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: 2500239

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
03-4007-020	2023/1362	06-01-2023	LT 20 BLK 84 CORDOVA PARK UNIT 24 PB 10 P 98 OR 8706 P 1396 SHEET E

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](#)

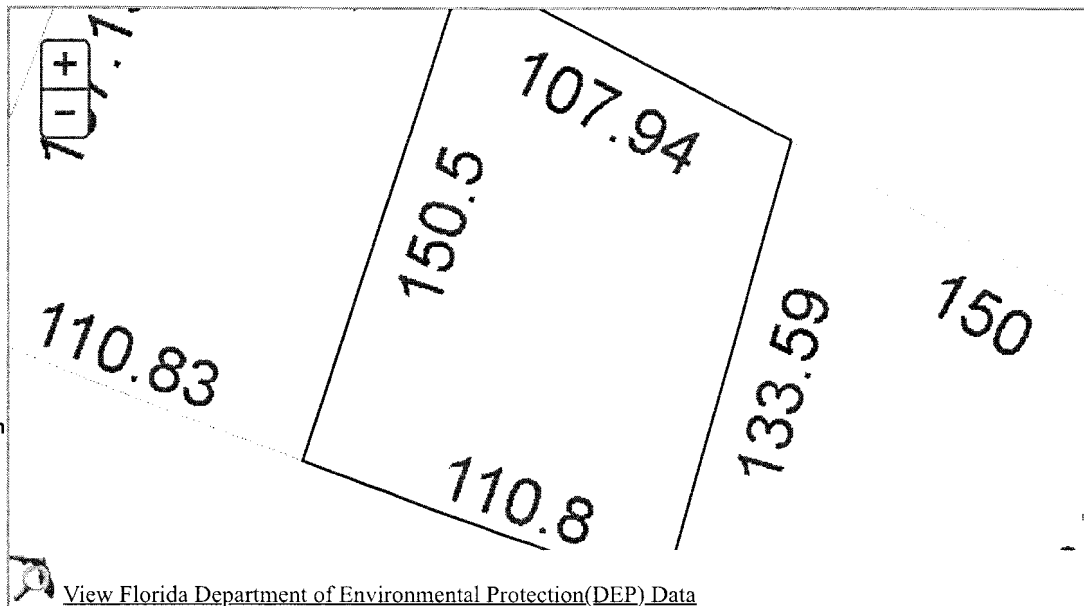
General Information								Assessments				
<b>Parcel ID:</b> 3315308300020084								<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b><u>Cap Val</u></b>
<b>Account:</b> 034007020								2024	\$90,000	\$172,248	\$262,248	\$262,248
<b>Owners:</b> ABENDAN MANUEL C ABENDAN CELLIE TRUSTEES FOR ABENDAN MANUEL C AND CIELITO CELLIE REVOCABLE TRUST DATED 11/14/19								2023	\$85,000	\$141,016	\$226,016	\$226,016
<b>Mail:</b> 2355 SUMMIT BLVD PENSACOLA, FL 32503								2022	\$85,000	\$147,457	\$232,457	\$221,210
<b>Situs:</b> 2355 SUMMIT BLVD 32503								Disclaimer				
<b>Use Code:</b> SINGLE FAMILY RESID								Tax Estimator				
<b>Taxing Authority:</b> PENSACOLA CITY LIMITS								Change of Address				
<b>Tax Inquiry:</b> <u>Open Tax Inquiry Window</u>								File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector								Report Storm Damage				
Sales Data  Type List:								2024 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Multi	Parcel	Records	None				
01/20/2022	8706	1396	\$230,000	WD	N							
11/18/2015	7437	981	\$100	OT	Y							
10/29/2015	7428	1790	\$100	WD	N							
07/2005	5703	1190	\$168,500	WD	N							
06/2001	4733	98	\$98,000	WD	N							
01/2000	4556	908	\$4,600	QC	N							
01/2000	4556	907	\$4,600	QC	N							
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller								Legal Description				
								LT 20 BLK 84 CORDOVA PARK UNIT 24 PB 10 P 98 OR 8706 P 1396 SHEET E				
								Extra Features				
								None				
Parcel Information								Launch Interactive Map				


Section  
Map Id:  
33-1S-30-5

Approx.  
Acreage:  
0.3572

Zoned:   
R-1AAAA

Evacuation  
& Flood  
Information  
[Open  
Report](#)




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

#### Buildings

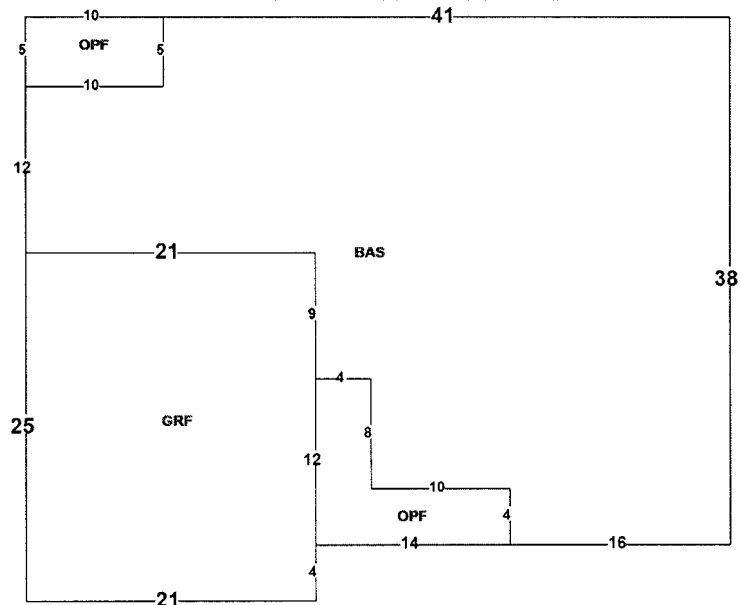
Address: 2355 SUMMIT BLVD, Improvement Type: SINGLE FAMILY, Year Built: 1984, Effective Year: 1984, PA Building ID#: 62415

#### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-BRICK-FACE/VENEER  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABL/HIP COMBO  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2022 Total SF

BASE AREA - 1359  
GARAGE FIN - 525  
OPEN PORCH FIN - 138



#### Images



9/27/2022 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: 05/17/2025 (tc.872)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01362**, 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 20 BLK 84 CORDOVA PARK UNIT 24 PB 10 P 98 OR 8706 P 1396 SHEET E**

**SECTION 33, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 034007020 (1025-23)**

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

**MANUEL C ABENDAN TRUSTEE FOR MANUEL C AND CEILITO CELLIE REVOCABLE TRUST  
and CELLIE ABENDAN TRUSTEE FOR MANUEL C AND CEILITO CELLIE REVOCABLE TRUST**

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 October, which is the **1st** day of **October 2025**.

Dated this 13th 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: 034007020 Certificate Number: 001362 of 2023**

Date Of Redemption

Clerk's Check  Clerk's Total \$784.80

Postage  Tax Deed Court Registry \$750.80

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 #: 03-4007-020 CERTIFICATE #: 2023-1362

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: July 11, 2005 to and including July 11, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: July 14, 2025



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

July 14, 2025

Tax Account #: **03-4007-020**

1. The Grantee(s) of the last deed(s) of record is/are: **MANUEL C ABENDAN AND CELLIE ABENDAN AS TRUSTEES OF THE MANUEL C AND CIELITO CELLIE ABENDAN REVOCABLE TRUST DATED NOV 14, 2019**

**By Virtue of Warranty Deed recorded 1/24/2022 in OR 8706/1396**

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. **Judgment in favor of T-Gill Fuels, Inc. recorded 12/18/2008 – OR 6407/795**
  - b. **Judgment in favor of M3 Equipment Leasing, LLC recorded 11/28/2018 – OR 8005/692 together with Affidavit recorded 4/4/2017 – OR 7690/1244**
  - c. **Judgment in favor of Coastal Bank & Trust, a Division of Synovus Bank recorded 12/30/2020 – OR 8434/700**
  - d. **Code Violation Order in favor of The City of Pensacola recorded 7/15/2024 – OR 9174/1669**
4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 03-4007-020**

**Assessed Value: \$262,248.00**

**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:** OCT 1, 2025

**TAX ACCOUNT #:** 03-4007-020

**CERTIFICATE #:** 2023-1362

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.

**MANUEL C ABENDAN AND  
CELLIE ABENDAN AS TRUSTEES  
2355 SUMMIT BLVD  
PENSACOLA, FL 32503**

**T-GILL FUELS INC  
2103 W HERMAN ST  
PENSACOLA, FL 32505-4253**

**M3 EQUIPMENT LEASING LLC  
36 STAR LAKE DR  
PENSACOLA, FL 32507**

**MARCUS G MCCOY  
241 BEACON RD  
PENSACOLA, FL 32503**

**COASTAL BANK AND TRUST A DIVISION OF  
SYNOVUS BANK  
1148 BROADWAY  
COLUMBIS, GA 31901**

**CELLIE T ABENDAN  
4000 POTOSI RD  
PENSACOLA, FL 32504**

**Certified and delivered to Escambia County Tax Collector, this 15<sup>th</sup> day of July 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**

**July 14, 2025**

**Tax Account #:03-4007-020**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 20 BLK 84 CORDOVA PARK UNIT 24 PB 10 P 98 OR 8706 P 1396 SHEET E**

**SECTION 33, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 03-4007-020(1025-23)**

**Recorded in Public Records 1/24/2022 9:37 AM OR Book 8706 Page 1396,  
Instrument #2022006759, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$1,610.00**

**Prepared By and Return To:**  
Tradewinds Title Company, LLC  
24 W. Chase Street, Suite 200  
Pensacola, FL 32502

Order No.: 20210211T

Property Appraiser's Parcel I.D. (folio) No.:  
331S308300020084

**STATUTORY WARRANTY DEED  
(§ 689.02, F.S.)**

THIS INDENTURE, made this 20th day of January, 2022 between **MARCUS G. MCCOY, A MARRIED MAN**, whose post office address is 241 Beacon Road, Pensacola, FL 32503 ("**Grantor**") and **MANUEL C. ABENDAN AND CELLIE ABENDAN AS TRUSTEES OF THE MANUEL C AND CIELITO CELLIE ABENDAN REVOCABLE TRUST DATED NOV 14, 2019**, whose post office address is 2355 Summit Boulevard, Pensacola, FL 32503 ("**Grantee**").

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **ESCAMBIA** County, Florida, to wit:

**Subject property is not the homestead of Grantor**

**See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.**

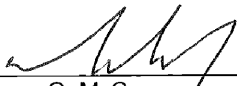
Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

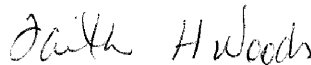
***[SIGNATURES FOLLOW ON NEXT PAGE]***

BK: 8706 PG: 1397

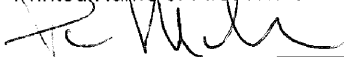
  
 \_\_\_\_\_  
 Marcus G. McCoy

**Grantor Address:**  
 241 Beacon Road  
 Pensacola, FL 32503

Signed, sealed and delivered in presence of:

  
 \_\_\_\_\_  
 Witness Signature

FAITH H. WOODS  
 \_\_\_\_\_  
 Printed Name of First Witness

  
 \_\_\_\_\_  
 Witness Signature

Barry Malone  
 \_\_\_\_\_  
 Printed Name of Second Witness

STATE OF Florida

COUNTY OF Esc

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization this 20 day of Jan, 2022 by Marcus G. McCoy, who is personally known to me or who has produced FL ID (type of identification) as identification.

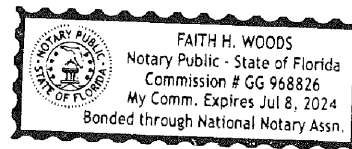
  
 \_\_\_\_\_

Notary Public

Printed Name: \_\_\_\_\_

Commission # \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**BK: 8706 PG: 1398 Last Page**

Exhibit "A"

Lot 20, Block 84, Cordova Park, Unit No. 24, a Subdivision of a portion of Section 17, Township 1 South, Range 29 West, and Section 3, Township 2 South, Range 29 West, Escambia County, Florida, according to the Plat as recorded in Plat Book 10, Page 98, of the Public Records of Escambia County, Florida.

Parcel No. 331S308300020084

For Informational Purposes Only:

Commonly known as 2355 Summit Boulevard, Pensacola, FL 32503

Recorded in Public Records 12/18/2008 at 02:28 PM OR Book 6407 Page 795,  
Instrument #2008092542, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

T-GILL FUELS, INC.,  
a Florida Corporation,

Plaintiff,

2008 DEC 17 P 3:40

COUNTY CIVIL DIVISION  
FILED & RECORDED

v.

CASE NO. 2008 CC 6054

MAVERICK DEMOLITION, INC.,  
a Florida Corporation, and  
MARCUS G. McCOY, individually,

Defendants,

---

**SUMMARY FINAL JUDGMENT**

THIS CAUSE came before the Court for hearing on December 17, 2008, upon Plaintiff's Motion for Summary Judgment. Having reviewed the instant Motion and the supporting Affidavits and the court file, having heard argument of counsel, and being otherwise fully advised in the premises, it is hereby

**ORDERED AND ADJUDGED that:**

1. The Court has jurisdiction of the subject matter and the parties of this cause.

2. There are no genuine issues of material fact as to Count I for open account, as to Count II for account stated and as to Count III for enforcement of personal guarantee. Plaintiff's Motion for Final Summary Judgment on Count I for open account, Count II for account stated and Count III for enforcement of personal guarantee is GRANTED.

3. Plaintiff is entitled to an award of reasonable attorneys' fees in the total amount of \$1,718.60 at rate of \$250.00/hour for total attorney hours; at the rate of

Case: 2008 CC 006054



00055303889

Dkt: CC1033 Pg#: 2

\$100.00/hour for total paralegal hours per fee agreement. In awarding same, the Court has considered all of the criteria set forth in *Florida Patients' Compensation Fund v. Rowe*, 472 So. 2d 1145 (Fla. 1985).

4. Plaintiff is due the following:

Principal	\$14,214.62
Interest at 18% per annum from and including 8/28/08 to and excluding 12/17/08	\$778.10
Attorney's fees	\$1,718.60
<u>Court costs (itemize each here):</u>	
Clerks' filing fee	\$320.00
Service of Process fee (# of Defendants: 2)	\$50.00
Other: photocopying and mailing expenses	\$33.60

making a total sum of \$17,114.92, that shall bear interest at the rate of 11% per year, or as otherwise prescribed by law, whichever is less, for all of which let execution issue.

5. Jurisdiction of this action is retained to enter further orders that are proper for the enforcement of this judgment, including, without limitation, writs of possession and deficiency judgment.

Plaintiff's address: 2103 W Herman St, Pensacola FL 32505-4253

DONE AND ORDERED in Chambers in Pensacola, Escambia County, this 17<sup>th</sup> day of December, 2008.

  
PATRICIA A. KINSEY  
COUNTY COURT JUDGE

Conformed copies to:  
Scott A. Remington, Esq.  
Maverick Demolition, Inc.  
Marcus McCoy



Recorded in Public Records 11/28/2018 4:18 PM OR Book 8005 Page 692,  
Instrument #2018095035, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 81068428 E-Filed 11/20/2018 02:49:54 PM

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

M3 EQUIPMENT LEASING, LLC

Plaintiff,

CASE NO.: 2015 CA 0001270

DIVISION: J

v.

MAVERICK DEMOLITION, INC., and,  
MARCUS MCCOY

Defendant(s).

**CONSENT FINAL JUDGMENT**

THIS MATTER, having come before the court on the Motion for Consent Final Judgement ("Motion") filed by Plaintiff pursuant to the Stipulated Final Judgement previously entered by this court on January 31, 2018 and having considered this Motion as well as the Affidavit of Rita Evanoff attached to said Motion it is hereby ORDERED and ADJUGED:

1) Plaintiff is entitled to a FINAL JUDGEMENT against Defendants MAVERICK DEMOLITION INC, and MARCUS MCCOY in the amount of \$190,000.00, which shall bear interest from July 10, 2018 at the rate prescribed by law, FOR WHICH LET EXECUTION ISSUE.

2) The court shall retain jurisdiction to resolve any post-trial motions, including without limitation taxable costs and attorney's fees and such other matters as may be necessary to enforce the terms of this agreement.

DONE AND ORDERED, in Pensacola, Escambia County, Florida, on this \_\_\_\_\_ day  
of \_\_\_\_\_, 2018.

  
eSigned by CIRCUIT COURT JUDGE JOHN L MILLER  
on 11/20/2018 09:23:05 M1fyKAP3

Recorded in Public Records 4/4/2017 10:55 AM OR Book 7690 Page 1244,  
Instrument #2017024496, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50

Filing# 53947925 E-Filed 03/20/2017 02:46:38 PM

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT  
OF THE STATE OF FLORIDA, IN AND FOR ESCAMBIA COUNTY  
CIVIL DIVISION

M3 EQUIPMENT LEASING, LLC,

Plaintiff,

vs.

CASE NO. 2015 CA 0001270  
DIVISION: J

MAVERICK DEMOLITION, INC., and  
MARCUS MCCOY,

Defendants.

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF ESCAMBIA

BEFORE ME, the undersigned authority this day, personally appeared Lefferts L. Mabie, III,  
who, being first duly sworn on oath, deposes and says:

1. This Affidavit is being recorded pursuant to Florida Statutes § 55.10(1).
2. A Judgment was entered in this case on October 22, 2015 which was recorded on  
October 26, 2015, in Official Records Book 7426 at Page 850-851 of the public records of  
Escambia County, Florida.
3. A certified copy of the Judgment is recorded herewith.
- 4.

BK: 7690 PG: 1245 Last Page

The Plaintiff's name and address is, M3 Equipment Leasing, LLC. 36 Star Lake Drive,  
Pensacola, Florida, 32507.

M3 Equipment Leasing, LLC

BY: LEFFERTS L. MABIE, III

ITS: MANAGER

Georgia  
STATE OF ~~FLORIDA~~

COUNTY OF Fulton

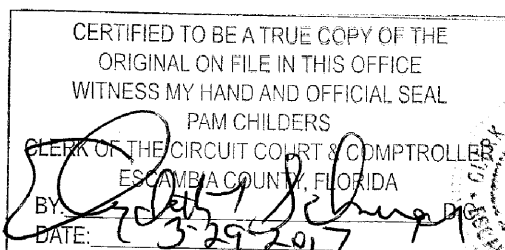
THE FOREGOING INSTRUMENT was sworn to and acknowledged before me this 15<sup>th</sup> day of March, 2015, by Lefferts L. Mabie, III, ☒ who is personally known to me or ☐ who produced \_\_\_\_\_ as identification, and who stated that he/she executed the above and foregoing Affidavit on behalf of M3 Equipment Leasing, LLC., after being duly authorized to do so.

Tamara J. Arnold  
(Type or Print Name of Notary)

Notary Public, The State of ~~Florida~~ Georgia

My Commission Number: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

2/22/2020

Tamara J Arnold  
NOTARY PUBLIC  
DeKalb County, GEORGIA  
My Commission Expires February 22, 2020

Recorded in Public Records 12/30/2020 11:16 AM OR Book 8434 Page 700,  
Instrument #2020115559, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 118859534 E-Filed 12/30/2020 02:55:37 AM

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

Coastal Bank & Trust, A Division of  
Synovus Bank,

Plaintiff,

CASE NO.: 2018 CA 001699

vs.

Marcus G. McCoy and Roel De La Cruz, Jr.,

Defendants.

---

**FINAL JUDGMENT AGAINST MARCUS G. MCCOY AND ROEL DE LA CRUZ, JR.**

**THIS CAUSE** having come before the Court on the Plaintiff's Motion for entry of a Final Summary Judgment of Default and Damages, and after entry of Default against Defendants, and the Court, having considered the Motion, reviewed the file, Affidavits of the Parties, and otherwise being fully advised in the premises, it is thereupon

**ORDERED AND ADJUDGED:**

1. That Judgment shall be issued in favor of Plaintiff and against Defendants, Marcus G. McCoy and Roel De La Cruz, Jr., in the amount of **\$24,051.02**, with interest accruing at the statutory rate, and Plaintiff shall recover that amount from Defendants.
2. The address of the Plaintiff's Attorney is 12 Powder Springs Street, Suite 240, Marietta, GA 30064.
3. It is further ordered and adjudged that the judgment debtor(s) shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the judgment creditor's attorney, within 45 days from the date of this final judgment, unless the final judgment is satisfied.

**BK: 8434 PG: 701 Last Page**

4. Jurisdiction of this case is retained to enter further orders that are proper for Execution and/or Garnishment, and to compel the Judgment debtor to complete form 1.977, including all required attachments, and serve it on the judgment creditor's attorney.

**DONE AND ORDERED** in Chamber at Escambia County, Florida this \_\_\_\_ day of \_\_\_\_\_, 2020. **LET EXECUTION ISSUE.**



eSigned by CIRCUIT COURT JUDGE GARY L. BERGOSH  
on 12/28/2020 13:26:22 QltvjgFM

Honorable Gary Lee Bergosh

Circuit Court Judge

Copies furnished to

Jason Khano  
The Aubrey Firm  
12 Powder Springs Street, Suite 240  
Marietta, GA 30064

Marcus G. McCoy  
241 Beacon Road  
Pensacola, FL 32503

Roel De La Cruz  
4811 La Casa Circle  
Milton, FL 32571

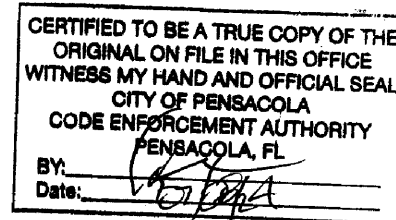
Recorded in Public Records 7/15/2024 1:11 PM OR Book 9174 Page 1669,  
Instrument #2024053724, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording S27.00

**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.

**JENNIFER M. & CELLIE T. ABENDAN,**  
Respondent(s).



**Case # 22-133**

**CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS**

The Special Magistrate having heard and considered sworn testimony and other evidence presented in this matter on September 6, 2022, after due notice to the respondent(s), makes the following findings of fact, conclusions of law, and orders that:

**A. FINDINGS OF FACT:**

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 4000 Potosi Road, Pensacola, Escambia County, Florida, legally described as:

LT 1 BLK A FIFTH ADDITION TIERRA VERDE PB 12 P 33 OR 5255 P 28. TAX ACCT. #012596102.

2. The following described condition exists on the property: the tenant of the residence has commercial vehicles/trailers and storage trailers in the front yard, piles of tree debris, broken gutters, tires, rubbish and other miscellaneous items stored openly on this residential property and the condition constitutes an unlawful accumulation of rubbish and/or garbage, illegal land use in a low-density residential land use district, conducting a business out of a home without a home occupation permit, illegal parking of commercial vehicles in a residential neighborhood and a nuisance.

3. The date this condition was first observed was May 25, 2022; re-inspection made on September 6, 2022, 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 August 12, 2022, 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 September 6, 2022, at which hearing the respondent(s) owner DID appear and testify.

**B. CONCLUSIONS OF LAW:**

BK: 9174 PG: 1670

Section(s): 1. The respondent(s), their tenants and the property are in violation of 12-3-3, 12-3-57, 14-4-3 & 12-3-66 of the Code of the City of Pensacola, Florida.

of the Florida Building Code.

of the Standard Housing Code.

308.1 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) and/or their tenant(s) must completely correct all of the aforesaid violation(s) before September 20, 2022. No more than two (2) small commercial vehicles, to include trailers may be parked on the property. Each commercial vehicle/trailer must have a current registration attached, rendered operable, and either be parked/stored properly in accordance with the City Code, stored in an enclosed structure and/or removed from the property. The piles of tree debris must be removed from the property and along Flax Drive and properly disposed of. Immediately after this 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 it has been done to code and/or completed

2. In the event this order is not complied with before the above compliance date(s), 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, September 20, 2022, 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).

BK: 9174 PG: 1671 Last Page

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 September 12, 2022, 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 September 12, 2022, 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)

