



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

1025-24

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	STROCK DOROTHY M EST OF C/O JOHN M LANGFORD III 1040 FT PICKENS RD PENSACOLA BEACH, FL 32561 2023 SUMMIT BLVD 03-4045-000 LT 19 BLK 86 CORDOVA PARK UNIT NO 4 PB 3 P 100 ALSO ADJ 40 FT VACATED MARGINAL R/W OR 3169 P 695 OR (Full legal attached.)	Certificate #	2023 / 1363
		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)
# 2023/1363	06/01/2023	3,831.37	191.57	4,022.94
→Part 2: Total*				4,022.94

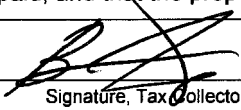
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2024/1455	06/01/2024	1,265.73	6.25	89.92	1,361.90
Part 3: Total*					1,361.90

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)	5,384.84
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,291.52
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)	7,051.36

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>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.

LT 19 BLK 86 CORDOVA PARK UNIT NO 4 PB 3 P 100 ALSO ADJ 40 FT VACATED MARGINAL R/W OR 3169 P 695 OR 245 P 455 SEC 33/17 T 1S R 30/29 SHEET E

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500310

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2023

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
03-4045-000	2023/1363	06-01-2023	LT 19 BLK 86 CORDOVA PARK UNIT NO 4 PB 3 P 100 ALSO ADJ 40 FT VACATED MARGINAL R/W OR 3169 P 695 OR 245 P 455 SEC 33/17 T 1S R 30/29 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 - 2023

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: 3315308300019086 Account: 034045000 Owners: STROCK BRYAN EARL EST OF 1/3 INT LANGFORD JOHN M III 2/3 INT Mail: C/O JOHN M LANGFORD III 1040 FT PICKENS RD PENSACOLA BEACH, FL 32561 Situs: 2023 SUMMIT BLVD 32503 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 <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>\$70,000</td> <td>\$0</td> <td>\$70,000</td> <td>\$67,925</td> </tr> <tr> <td>2023</td> <td>\$61,750</td> <td>\$162,535</td> <td>\$224,285</td> <td>\$214,729</td> </tr> <tr> <td>2022</td> <td>\$61,750</td> <td>\$145,030</td> <td>\$206,780</td> <td>\$195,209</td> </tr> </tbody> </table> Disclaimer Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage	Year	Land	Imprv	Total	Cap Val	2024	\$70,000	\$0	\$70,000	\$67,925	2023	\$61,750	\$162,535	\$224,285	\$214,729	2022	\$61,750	\$145,030	\$206,780	\$195,209																																																									
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[Parcel Information](#)
[Launch Interactive Map](#)

Last Updated: 05/12/2025 (rc.887)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01363**, 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 19 BLK 86 CORDOVA PARK UNIT NO 4 PB 3 P 100 ALSO ADJ 40 FT VACATED MARGINAL R/W OR 3169 P 695 OR 245 P 455 SEC 33/17 T 1S R 30/29 SHEET E

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 034045000 (1025-24)

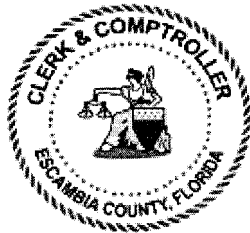
The assessment of the said property under the said certificate issued was in the name of

EST OF DOROTHY M STROCK

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: 034045000 Certificate Number: 001363 of 2023

Date Of Redemption	<input type="text" value="7/14/2025"/>	
Clerk's Check	<input type="text" value="1"/>	Clerk's Total \$784.80
Postage	<input type="text" value="\$0.00"/>	Tax Deed Court Registry \$750.80
Payor Name	<div>MIKE LANGFORD 1040 FT PICKENS RD PENSACOLA BEACH FL 32561</div> <div>^ v</div>	
Notes	<div></div> <div>^ v</div>	

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 #: 03-4045-000 CERTIFICATE #: 2023-1363

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 #: **03-4045-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ESTATE OF BRYAN EARL STROCK, AS TO A ONE THIRD INTEREST AND JOHN M LANGFORD III AS TO A TWO THIRDS INTEREST**

By Virtue of Order Determining Homestead recorded 12/9/2024 in OR 9242/56 together with Order of Ancillary Summary Administration recorded 12/10/2024 in OR 9242/763, Order of Summary Administration recorded 8/28/2024 in OR 9195/1214, and Quit Claim Deed Recorded 6/27/2024 in OR 9167/372

ABTRACTOR'S NOTE: PROBATE FOR BRYAN EARL STROCK IS CURRENTLY OPEN AND BEING ADMINISTRATED.

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 Emerald Coast Utilities Authority recorded 6/9/2016 – OR 7537/1298**
 - b. **Code Violation Order in favor of The City of Pensacola recorded 11/9/2016 – 7620/612**
 - c. **Code Violation Order in favor of The City of Pensacola recorded 1/23/2018 – OR 7842/1651**
 - d. **Code Violation Order in favor of The City of Pensacola recorded 12/30/2020 – OR 8435/13**
 - e. **Code Violation Order in favor of The City of Pensacola recorded 7/15/2024 – OR 9174/1785**
 - f. **Judgment in favor of TD Bank USA, N.A. recorded 8/4/2015 – OR 7385/685**
 - g. **Judgment in favor of Cadlerock Joint Venture, L.P. recorded 8/23/2019 – OR 8151/1228 and assigned OR 8151/1233**
 - h. **Notice of Commencement in favor of Contractor Services LLC recorded 4/8/2025 – OR 9299/482**

4. Taxes:

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

Tax Account #: 03-4045-000

Assessed Value: \$67,925.00

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 #: 03-4045-000

CERTIFICATE #: 2023-1363

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

ESTATE OF DOROTHY M STROCK
ESTATE OF BRYAN EARL STROCK
AND JOHN M LANGFORD III
1040 FT PICKENS RD
PENSACOLA BEACH, FL 32561

ESTATE OF DOROTHY M STROCK
ESTATE OF BRYAN EARL STROCK
AND JOHN M LANGFORD III
2023 SUMMIT BLVD
PENSACOLA, FL 32503

EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT ST
PENSACOLA, FL 32514-0311

TD BANK USA, NA
3701 WAYSATA BLVD
MINNEAPOLIS, MN 55416

CADLEROCK JOINT VENTURE LP
100 NORTH CENTER ST
NEWTON FALLS, OH 44444-1321

CONTRACTOR SERVICES, LLC
3044 E. KINGSFIELD RD.,
PENSACOLA, FL 32514

Certified and delivered to Escambia County Tax Collector, this 15th 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 #:03-4045-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 19 BLK 86 CORDOVA PARK UNIT NO 4 PB 3 P 100 ALSO ADJ 40 FT VACATED MARGINAL
R/W OR 3169 P 695 OR 9242 P 56 OR 9242 P 763 OR 9167 P 372 SEC 33/17 T 1S R 30/29 SHEET E**

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-4045-000(1025-24)

Recorded in Public Records 6/27/2024 2:22 PM OR Book 9167 Page 372,
Instrument #2024049386, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$315.00

Prepared by & return to:
Charles P. Hoskin, Esquire
Emmanuel, Sheppard & Condon, P.A.
30 South Spring Street
Pensacola, Florida 32502
File No. 16227-154824
Parcel ID Number: 3315308300019086

QUIT CLAIM DEED

This QUIT CLAIM DEED dated this 25th day of JANUARY 2024, given by Justin Strock, a single man, whose address is 2821 Villa Woods Circle, Gulf Breeze, Florida 32561, hereinafter called the "Grantor", to John M. Langford III, a married man, whose address is 1040 Ft. Pickens Road, Pensacola Beach, FL 32561, hereinafter called the "Grantee".

(Wherever used herein the terms "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto Grantee forever, all of the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Escambia County, Florida, viz:

LOT 19, BLOCK 86, CORDOVA PARK, UNIT 4 IN ACCORDANCE WITH PLAT IN BOOK 3, PAGE 100 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

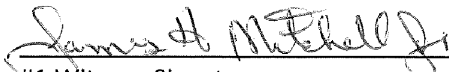
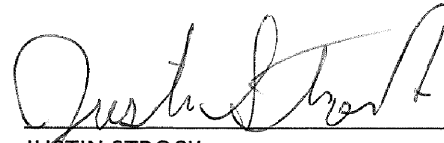
THE PARTIES HERETO ACKNOWLEDGE THAT LEGAL DESCRIPTION WAS OBTAINED FROM THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, THAT THE PREPARER OF THIS DEED DID NOT EXAMINE TITLE OR VERIFY THE ACCURACY OF THE LEGAL DESCRIPTION AND MAKES NO REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION AND THE CONDITION OF THE TITLE.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor resides thereon.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

BK: 9167 PG: 373 Last Page

-Signature Page of Quit Claim Deed-

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:
#1 Witness Signature
JUSTIN STROCK

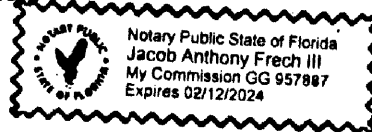
#1 Witness Printed Name

Address: James H. Mitchell Jr
7060 Cabral St, Pensacola, FL
32503
#2 Witness Signature

#2 Witness Printed Name

Address: 1842 Coast Ct.
Gulfbreeze, FL 32563STATE OF FLORIDA
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged and executed before me by means
of ☐ physical presence or ☐ online notarization on this 25th day of January 2024,
by JUSTIN STROCK, who ☒ is personally known to me or ☐ who produced
_____ as identification

_____
Notary Public
[NOTARY SEAL]

Recorded in Public Records 06/09/2016 at 01:40 PM OR Book 7537 Page 1298,
Instrument #2016042843, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This Instrument Was Prepared
By And Is To Be Returned To:
PROCESSING DEPT,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LT 19 BLK 86 OR 245 P 455 CORDOVA PARK UNIT NO 4 PB 3 P 100 SEC 33/17 T 1S R 30/29 ALSO ADJ 40 FT VACATED...

Customer: DOROTHY M STROCK

Account Number: 70945-57507

Amount of Lien: \$ 79.95, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

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, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.


Dated: 060616

EMERALD COAST UTILITIES AUTHORITY

BY: Debbie Daugherty

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6TH day of JUNE, 2016, by DEBBIE DAUGHERTY of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

 Laura E. Teschei
Notary Public
State of Florida
My Commission Expires 06/11/2019
Commission No. FF 966719

Laura E. Teschei
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

Recorded in Public Records 11/9/2016 5:08 PM OR Book 7620 Page 612,
Instrument #2016086543, 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. :

DOROTHY M STROCK,
Respondent(s). : **Case # 16-122**

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on May 3, 2016, 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 2023 Summit Boulevard, Pensacola, Escambia County, Florida, legally described as:

LT 19 BLK 86 OR 245 P 455 CORDOVA PARK UNIT NO 4 PB 3 P 100 SEC 33/17 T 1S R 30/29 ALSO ADJ 40 FT VACATED MARGINAL R/W OR 3169 P 695 SHEET E. ACCT. #034045000.

2. The following described condition exists on the property: there are plastic containers, trash, and other rubbish in the yard of this residence, peeling paint, rotten wood, broken windows, boarded up windows and fire damaged interior floors, walls and ceilings in the structure and the condition constitutes an unlawful accumulation of rubbish and/or garbage, non-maintenance (windows, general fire damage, interior walls and ceilings fire damage, exterior wall wood rot and lack of protective coating and boarded up windows) and a nuisance.

3. The date this condition was first observed was January 7, 2016; re-inspection made on May 3, 2016, confirmed the condition still existed on that date.

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

on April 21, 2016, 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 May 3, 2016, at which hearing the respondent(s) did not appear.

B. CONCLUSIONS OF LAW:

BK: 7620 PG: 613

1. The respondent(s) and the property are in violation of Section(s):
14-3-3 of the Code of the City of Pensacola, Florida.
of the Florida Building Code.
of the Standard Housing Code.
304.1, 304.6, 304.13, 305.3 & 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) must correct the violation(s) before June 7, 2016, by (a) repairing the broken windows and removing the boards covering the exterior of the windows, (b) removing and replacing the peeling paint with a protective treatment, (c) replacing the rotting exterior wall siding, (d) repairing the interior fire damage, and, all to code and (e) by properly disposing of all of the accumulated rubbish and/or garbage on the property. [Before commencing this work, contact the City Inspection Services Activity at (850) 436-5600 to determine if, and by whom, a City work permit must be pulled beforehand.] Immediately after all required work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that all required work has been completed to code and/or that the violation(s) has/have been completely corrected.

2. In the event this order is not complied with before the above compliance date, as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, June 7, 2016, 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

BK: 7620 PG: 614 Last Page

SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

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

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

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

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

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

ENTERED on May 6, 2016, 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)

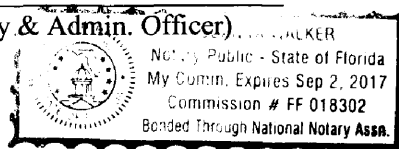
STATE OF FLORIDA
COUNTY OF ESCAMBIA

6 The execution of the foregoing order was acknowledged before me on May 6, 2016, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

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

Joanna Walker
(Signature of Notary and Administrative Officer)

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



Recorded in Public Records 1/23/2018 4:15 PM OR Book 7842 Page 1651,
Instrument #2018005759, 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.

:

DOROTHY M STROCK,

Respondent(s).

:

Case # 17-344

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on August 1, 2017, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

A. FINDINGS OF FACT:

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 2023 Summit Boulevard, Pensacola, Escambia County, Florida, legally described as:

LT 19 BLK 86 OR 245 P 455 CORDOVA PARK UNIT NO 4 PB 3 P 100 SEC 33/17 T 1S R 30/29 ALSO ADJ 40 FT VACATED MARGINAL R/W OR 3169 P 695 SHEET E. TAX ACCT. #034045000.

2. The following described condition exists on the property: there is one or more inoperable and/or unlicensed motor vehicles (a dark-colored Jeep on blocks) on the property of this vacant residence and the condition constitutes illegal parking and/or storage of a motor vehicle.

3. The date this condition was first observed was May 10, 2017; re-inspection made on August 1, 2017, confirmed the condition still existed on that date.

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

on July 21, 2017, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on August 1, 2017, at which hearing the respondent(s) did not appear.

B. CONCLUSIONS OF LAW:

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

BK: 7842 PG: 1652

 of the Code of the City of Pensacola, Florida.
 of the Florida Building Code.
 of the Standard Housing Code.
302.8 of the International Property Maintenance Code.

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

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

C. ORDER:

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

ORDERED that:

1. The respondent(s) must correct the violation(s) before August 15, 2017, by making each of the inoperable vehicles, (capable of being driven under its own power or used on public streets) and/or currently licensed and properly parked, kept and/or stored in a completely enclosed structure or in a legally required place, if any, on the premises, or by removing each from the property. 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, 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, August 15, 2017, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), : A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

BK: 7842 PG: 1653 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), a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

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

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

ENTERED on August 7, 2017, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY

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

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

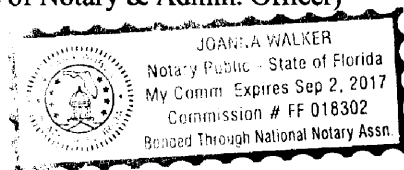
STATE OF FLORIDA
COUNTY OF ESCAMBIA

The execution of the foregoing order was acknowledged before me on August 7, 2017, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

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

Joanna Walker
(Signature of Notary and Administrative Officer)

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



Recorded in Public Records 12/30/2020 4:18 PM OR Book 8435 Page 13,
Instrument #2020115893, 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. :

ESTATE OF DOROTHY M. STROCK,

Respondent(s). :

Case # 18-252

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on September 4, 2018, 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 2023 Summit Boulevard, Pensacola, Escambia County, Florida, legally described as:

LT 19 BLK 86 OR 245 P 455 CORDOVA PARK UNIT NO 4 PB 3 P 100 SEC 33/17 T 1S R 30/29 ALSO ADJ 40 FT VACATED MARGINAL R/W OR 3169 P 695 SHEET E. TAX ACCT. #034045000.

2. The following described condition exists on the property: there is one or more inoperable and/or unlicensed motor vehicle(s) (a Lincoln SUV) improperly parked, kept or stored on the premises of this vacant residence and the condition constitutes illegal parking, keeping and/or storage of inoperable and/or unlicensed motor vehicle(s) and/or major recreational vehicle(s).

3. The date this condition was first observed was June 13, 2018; re-inspection made on September 4, 2018, confirmed the condition still existed on that date.

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

on August 22, 2018, 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 4, 2018, at which hearing the respondent(s) did not appear but neighbors appeared and testified in favor of finding a code violation.

B. CONCLUSIONS OF LAW:

BK: 8435 PG: 14

1. The respondent(s) and the property are in violation of Section(s):
 of the Code of the City of Pensacola, Florida.
 of the Florida Building Code.
 of the Standard Housing Code.
 302.8 of the International Property Maintenance Code.
2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$_____. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$_____.]
3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and/but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

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

ORDERED that:

1. The respondent(s) must correct the violation(s) before September 18, 2018, by making each motor vehicle operable and licensed in accordance with the International Property Maintenance Code and properly parking it on the premises, if allowed, or storing it in a completely enclosed structure on the property or removing it from the property. 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, 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 18, 2018, 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.

BK: 8435 PG: 15 Last Page

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 Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

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

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

ENTERED on September 10, 2018, 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

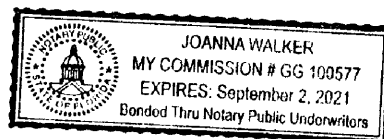
The execution of the foregoing order was acknowledged before me on September 10, 2018, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

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
Post Office Box 12910
Pensacola, FL 32521-0001
(850) 436-5500

Joanna Walker
(Signature of Notary and Administrative Officer)

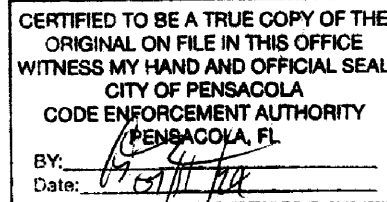
Joanna Walker
(Printed Name of Notary & Admin. Officer)



Recorded in Public Records 7/15/2024 2:10 PM OR Book 9174 Page 1785,
Instrument #2024053768, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

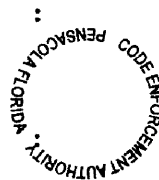
**BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA, FLORIDA**

THE CITY OF PENSACOLA,
a Florida municipal corporation,
by its **Code Enforcement Office (436-5500)**
Petitioner,



vs.

ESTATE OF DOROTHY M. STROCK,
Respondent(s).



Case # **19-016**

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on December 4, 2018, 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 2023 Summit Boulevard, Pensacola, Escambia County, Florida, legally described as:

LT 19 BLK 86 OR 245 P 455 CORDOVA PARK UNIT NO 4 PB 3 P 100 SEC 33/17 T 1S R 30/29 ALSO ADJ 40 FT VACATED MARGINAL R/W OR 3169 P 695 SHEET E. TAX ACCT. #034045000.

2. The following described condition exists on the property: there is overgrown vegetation, an unsecured back door and loose rubbish and trash on the property of this vacant residence and the condition constitutes an excessive weed growth, unsecured vacant structure and a nuisance (rubbish and/or garbage).

3. The date this condition was first observed was September 6, 2018; re-inspection made on December 4, 2018, 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 November 14, 2018, 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 December 4, 2018, at which hearing the respondent(s) did not appear.

BK: 9174 PG: 1786

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of Section(s):
4-3-18 & 14-3-3 of the Code of the City of Pensacola, Florida.
of the Florida Building Code.
of the Standard Housing Code.
301.3 of the International Property Maintenance Code.
2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$ _____. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$ _____.]
3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and/but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

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

ORDERED that:

1. The respondent(s) must completely correct the above mentioned violation(s) before December 18, 2018, by cutting and maintaining the overgrown vegetation to a height of less than 12 inches, by removing the accumulated rubbish and/or garbage and properly disposing of same, and by securing the back door. 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.
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, December 18, 2018, 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.

BK: 9174 PG: 1787 Last Page

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.

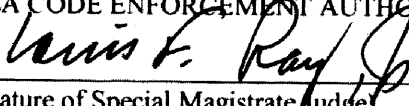
5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), the original or a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES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

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

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

ENTERED on December 11, 2018, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY


(Signature of Special Magistrate Judge)

Louis F. Ray, Jr.

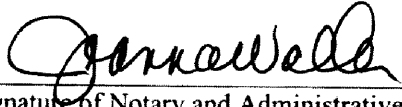
(Printed Name of Special Magistrate Judge)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The execution of the foregoing order was acknowledged before me on December 11, 2018, 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
Post Office Box 12910
Pensacola, FL 32521-0001
(850) 436-5500


(Signature of Notary and Administrative Officer)

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



Recorded in Public Records 08/20/2014 at 09:23 AM OR Book 7213 Page 1432,
Instrument #2014060153, Pam Childers Clerk of the Circuit Court Escambia
County, FL

FILED AND RECORDED
CIRCUIT CIVIL DIVISION

AUG 14 2014

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

IN THE CIRCUIT OF THE 1ST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA

PNC BANK, NA, successor by merger to
RBC BANK, successor by merger to
1ST GULF BANK, NA
1 EAST 4TH STREET
CINCINNATI, OHIO 45202

PLAINTIFF,

VS.

COASTAL CONSTRUCTION, LLC
P.O. BOX 1504
ORANGE BEACH, ALABAMA 36561

RUSSELL JUDKINS
5821 SANDVIEW DR.
PENSACOLA, FLORIDA 32507

ROBERT HARRIS
C/O ELIZABETH BATES, ESQ.
SPRINGER BROWN COVEY
GAERTNER & DAVIS, LLC
400 S. COUNTY FARM RD., STE 330
WHEATON, ILLINOIS 60187

HANS VAN ALLER III
26896 MOSES RD
ORANGE BEACH, ALABAMA 36561

DEFENDANTS.

CASE NO. 2014CA1586

JUDGE A

AFFIDAVIT FOR FILING
FOREIGN JUDGMENT

Cheryl Burn, being first duly sworn according to law, deposes and states as follows:

1. That she is the Attorney for the Plaintiff, PNC Bank, NA, successor by merger to RBC Bank, successor by merger to 1st Gulf Bank, NA, for the purpose of the within filing.

2. That an exemplified copy of a Foreign Judgment Entry from the Baldwin County Circuit Court of Alabama, and Affidavits from the Clerk of Court and from the presiding Judge are attached hereto pursuant to Florida Enforcement of Foreign Judgment Act.

3. That the Defendant, judgment-debtor, Coastal Construction, LLC, has its principal place of business and mailing address at P.O. Box 1504 Orange Beach, Alabama 36561.

4. That the Defendant, judgment-debtor, Russell Judkins, has his principal place of residence and mailing address at 5821 Sandview Dr., Pensacola, Florida 32507.

5. That Defendant, judgment-debtor, Robert Harris last known address is 2S501 Cree Ct., Wheaton, Illinois 60189, but is represented by counsel whose name and address are Springer, Brown, Covey, Gaertner & Davis, LLC, Elizabeth Bates, Esq., 400 S. County Farm Rd., Ste. 330, Wheaton, Illinois 60187.

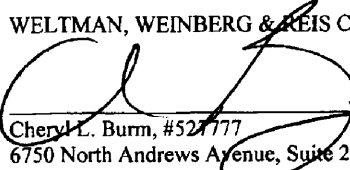
6. That the Defendant, judgment-debtor, Hans Van Aller, III, has his principal place of residence and mailing address at 26896 Moses Rd., Orange Beach, Alabama 36561.

7. That said Foreign Judgment was entered against the Defendant judgment-debtors, Coastal construction, LLC, Russell Judkins, Robert Harris, and Hans Van Aller, III, on January 12, 2010. Said Judgment remains in full force and effect.

8. That the last known addresses of the Defendants judgment-debtors are as stated in the above caption.

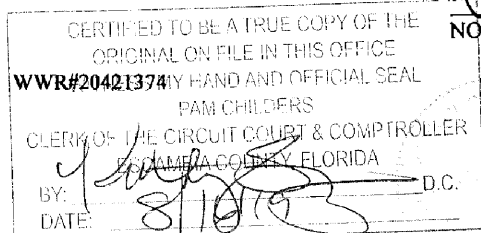
AFFIANT FURTHER SAYETH NAUGHT.

WELTMAN, WEINBERG & REIS CO., LPA

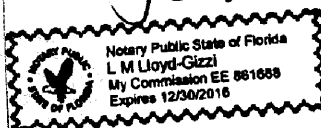

Cheryl L. Burn, #527777
6750 North Andrews Avenue, Suite 200
Ft. Lauderdale, FL 33309
Phone: 954-958-0332
churn@weltman.com

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me this 23 day of June, 2014, by Cheryl Burn, who is personally known or who has produced _____ as identification.



NOTARY PUBLIC



Recorded in Public Records 08/20/2014 at 09:23 AM OR Book 7213 Page 1434,
Instrument #2014060154, Pam Childers Clerk of the Circuit Court Escambia
County, FL

2014CA1586

State of Alabama Unified Judicial System Form C-36 Rev. 10/99	CERTIFICATE OF EXEMPLIFICATION	Case Number CV-2009-900277
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STATE OF ALABAMA

IN THE CIRCUIT COURT OF BALDWIN COUNTY, ALABAMA
(Circuit or District) (Name of County)

RBC BANK v. COASTAL CONSTRUCTION, LLC
(State of Alabama or Plaintiff) Defendant

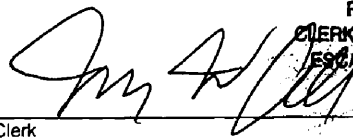
I, JODY WISE CAMPBELL, Clerk of the above-named Court, do hereby certify that the documents annexed to this Certificate of Exemplification are true copies of originals on file and of record in this office.

In witness whereof, I have hereunto set my hand and Seal of the Court, this date.

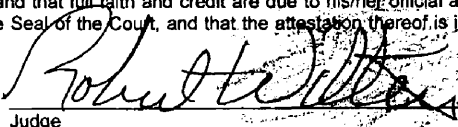
FILED AND RECORDED
CIRCUIT CIVIL DIVISION

AUG 14 2014

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

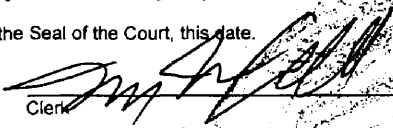

 Clerk
March 3, 2014
 Date

I, ROBERT H. WILTERS, Judge of the above-named Court, do hereby certify that Jody Wise Campbell, whose name is signed to the preceding Certificate of Exemplification, is the Clerk of the above-named Court, duly elected/appointed, and that full faith and credit are due to his/her official acts. I further certify that the Seal affixed to the Exemplification is the Seal of the Court, and that the attestation thereof is in due form of law.


 Judge
March 14, 2014
 Date

I, JODY WISE CAMPBELL, Clerk of the above-named Court, do hereby certify that Robert H. Wilters, whose name is signed to the foregoing certificate, is the Judge of the above-named Court, elected and sworn, and that the signature of the Judge is genuine.

In witness whereof, I have hereunto set my hand and affixed the Seal of the Court, this date.


 Clerk
March 17, 2014
 Date

IN THE CIRCUIT COURT OF BALDWIN COUNTY, ALABAMA

RBC BANK, SUCCESSOR TO 1ST G,)

Plaintiff,)

v.)

COASTAL CONSTRUCTION, L.L.C.,)

RUSSELL JUDKINS,)

ROBERT HARRIS,)

HANS H. VAN ALLER, III,)

Defendants.)

CASE NO. CV-2009-900277.00

ORDER

This action came on to be heard on the Motion for Summary Judgment (the "Motion") filed by the plaintiff RBC Bank, ("Plaintiff") against the defendants Coastal Construction, L.L.C., Hans H. Van Aller, III, Robert Harris and Russell Judkins (collectively, "Defendants"). Based upon the pleadings and the evidence presented, the Court finds that there is no genuine issue as to any material fact and that Plaintiff is entitled to a judgment as a matter of law.

It is therefore **ORDERED, ADJUDGED and DECREED** as follows:

The Motion is **GRANTED**. Judgment is entered in favor of Plaintiff against Defendants, jointly and severally, in the amount of \$2,949,527.70, which includes interest, attorneys' fees and expenses, plus costs of this action. This judgment is a final judgment for purposes of Rule 54(b) of the Alabama Rules of Civil Procedure.

DONE this 12TH day of January, 2010.

CIRCUIT COURT
BALDWIN COUNTY, AL
FILED

Jody W. Campbell, Baldwin County Circuit Court Clerk
I hereby certify that the within is a true and correct copy of the record
made in this court. (Pages 1-14)
JODY W. CAMPBELL
Circuit Clerk, Baldwin County, AL

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
CIRCUIT JUDGE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
BALDWIN COUNTY, FLORIDA
BY: [Signature]
DATE: 8/16/18 D.C.

RECORDED AS RECEIVED

Recorded in Public Records 8/23/2019 10:30 AM OR Book 8151 Page 1233,
Instrument #2019073870, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

Recorded in Public Records 9/22/2017 2:53 PM OR Book 7780 Page 1968,
Instrument #2017073681, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

AFTER RECORDING RETURN TO:

Victor O. Buente, Jr., Esq.
CadleRock Joint Venture, L.P.
100 North Center Street
Newton Falls, OH 44444-1321
Our File No. CCA80020

**IN THE 1ST JUDICIAL CIRCUIT COURT,
IN AND FOR ESCAMBIA COUNTY, FLORIDA
CASE NO. 2014CA1586**

PLAINTIFF(S):

V

DEFENDANT(S):

**PNC BANK, NA, SUCCESSOR BY
MERGER TO RBC BANK,
SUCCESSOR BY MERGER TO 1ST
GULF BANK, NA**

**COASTAL CONSTRUCTION,
L.L.C., RUSSELL JUDKINS,
ROBERT HARRIS, C/O
ELIZABETH BATES, ESQ., HANS
VAN ALLER, III**

ASSIGNMENT OF JUDGMENT AND JUDGMENT LIEN

Assignor: PNC Bank, National Association,
successor by merger to RBC Bank, successor by merger to 1st Gulf Bank, NA

Assignee: CadleRock Joint Venture, L.P.

Judgment date: August 14, 2014

**Judgment was recorded on August 20, 2014, with the Escambia County Circuit
Court, Florida, under Instr. No. 2014060153, OR Bk. 7213, Pg. 1432.**

Assignment of Judgment



For valuable consideration in hand paid, the receipt and adequacy of which are hereby acknowledged, PNC Bank, National Association, successor by merger to RBC Bank, successor by merger to 1st Gulf Bank, NA ("**Assignor**"), does hereby sell, quitclaim, transfer, assign, and set over unto Cadle Rock Joint Venture, L.P., an Ohio limited partnership ("**Assignee**"), all of Assignor's right, title, and interest in and to the judgment (the "**Judgment**") dated August 14, 2014 in the following described Civil Action (the "**Civil Action**"):

Civil Action File No.:	2014CA1586
Venue:	Circuit of the 1 st Judicial Circuit in and for Escambia County, Florida
Style of the Civil Action:	PNC Bank, NA, successor by merger to RBC Bank, successor by merger to 1 st Gulf Bank, NA, Plaintiff vs. Coastal Construction, LLC, et al, Defendants

THIS ASSIGNMENT IS MADE BY ASSIGNOR WITHOUT RECOURSE AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, OF ANY KIND OR NATURE WHATSOEVER BY ASSIGNOR, OTHER THAN THE SPECIFIC REPRESENTATIONS AND WARRANTIES EXPRESSLY SET FORTH IN SECTION 6 OF THAT CERTAIN LOAN SALE AGREEMENT OF EVEN DATE HERewith BY AND BETWEEN ASSIGNOR AND ASSIGNEE (the "Loan Sale Agreement").

Assignee shall have all of the Assignor's right, title and interest in and to the Judgment, the right to collect or receive the monies due under the Judgment, and any part thereof, or to release or discharge the Judgment.

This Assignment is being delivered by the Assignor to the Assignee in accordance with and subject to the terms of the Loan Sale Agreement to effect the assignment of the Judgment contemplated thereby. To the extent that there is any conflict between the terms of this Assignment and the terms of the Loan Sale Agreement, it is intended that the terms of the Loan Sale Agreement shall govern.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Assignor has caused this Assignment of Judgment to be executed as a document under seal as of July 13, 2017 but effective as of June 25, 2017

PNC BANK, NATIONAL ASSOCIATION,
successor by merger to RBC Bank, successor by
merger to 1st Gulf Bank, NA

By: Anne C. Romano
(SEAL)

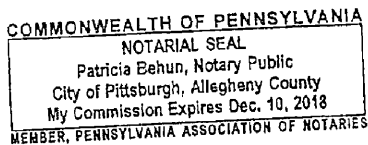
Name: Anne C. Romano
Title: Vice President

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF ALLEGHENY :

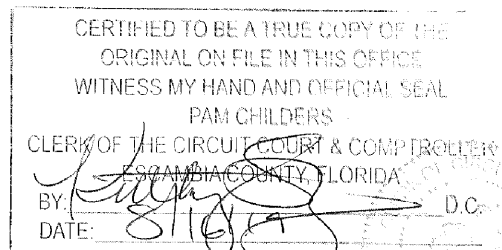
On the 13 day of July, 2017, before me, the subscriber, a Notary Public in and for the Commonwealth and County aforesaid personally appeared Anne C. Romano who acknowledged herself to be a Vice President of PNC Bank, National Association, successor by merger to RBC Bank, successor by merger to 1st Gulf Bank, NA, and, being authorized to do so, executed the foregoing instrument on behalf PNC Bank, National Association, successor by merger to RBC Bank, successor by merger to 1st Gulf Bank, NA, as such officer.

WITNESS my hand and seal the day and year aforesaid.

Patricia Behun
NOTARY PUBLIC



My Commission Expires: 12-10-18



PREPARED BY:

Name: John M. Langford III
Address: 1040 Fort Pickens Rd
Pensacola Beach, FL 32561

STATE OF FLORIDA
COUNTY OF ESCAMBIA

NOTICE OF COMMENCEMENT

Permit Number _____ Parcel ID Number 331S308300019086

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **DESCRIPTION OF PROPERTY:** (legal description of the property, and street address if available. Attach a separate if necessary)
2023 Summit Blvd, Pensacola, FL 32503 - Legal Description Attached
2. **GENERAL DESCRIPTION OF IMPROVEMENT:**
Interior Demo
3. **OWNER INFORMATION:**
Name and address: John M. Langford III
Interest in property: Owner
Name and address of fee simple titleholder (if other than Owner): _____
4. **CONTRACTOR:** (name, address, and phone number): Contractor Services, LLC (850) 637-3689
3044 E. Kingsfield Rd., Pensacola, FL 32514
5. **SURETY (If applicable):**
Name, address, and phone number: _____
Amount of bond \$ _____
6. **LENDER:** (name, address, and phone number) _____
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address, and phone number) _____
8. In addition to him/herself, owner designates _____ of _____
receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) _____.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 3 day of April

by JOHN M. LANGFORD III 20 25

SIGNATURE OF OWNER

SIGNATURE OF NOTARY PUBLIC

TYPED NAME OF NOTARY PUBLIC

Personally Known _____
Produced Identification X
Type of Identification Produced FOL

