



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513

Rule 12D-16.002 F.A.C

Effective 07/19

Page 1 of 2

0326.40

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Jul 14, 2025
Property description	BAKER BRETT BAKER BENNI 3442 CHANTARENE DR PENSACOLA, FL 32507 3840 DUNWOODY DR 03-4394-000 LT 16 BLK 107 CORDOVA PARK PB 3 P 65 OR 7268 P 1846 OR 8553 P 518 SHEET D	Certificate #	2023 / 1370
		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)
# 2023/1370	06/01/2023	5,019.13	250.96	5,270.09
→ Part 2: Total*				5,270.09

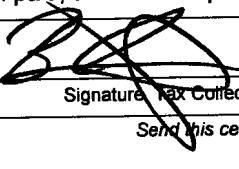
Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2025/1481	06/01/2025	5,741.63	6.25	287.08	6,034.96
# 2024/1459	06/01/2024	5,310.97	6.25	433.73	5,750.95
Part 3: Total*					11,785.91

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)	17,056.00
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)	17,431.00

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 July 16th, 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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>03/04/2026</u>	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

Total. Add the amounts in Columns 3, 4 and 5

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

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500637

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

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

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

Account Number	Certificate No.	Date	Legal Description
03-4394-000	2023/1370	06-01-2023	LT 16 BLK 107 CORDOVA PARK PB 3 P 65 OR 7268 P 1846 OR 8553 P 518 SHEET D

I agree to:

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

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

Electronic signature on file

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

07-14-2025
Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)
← Nav. Mode Ⓐ Account ○ Parcel ID →
[Printer Friendly Version](#)

General Information						Assessments																																																												
Parcel ID: 3315308300016107						Year	Land	Imprv	Total	Cap Val																																																								
Account: 034394000						2024	\$100,000	\$203,330	\$303,330	\$303,330																																																								
Owners: BAKER BRETT BAKER BENNI						2023	\$85,000	\$192,786	\$277,786	\$277,786																																																								
Mail: 3442 CHANTARENE DR PENSACOLA, FL 32507						2022	\$85,000	\$174,974	\$259,974	\$259,974																																																								
Situs: 3840 DUNWOODY DR 32503						Disclaimer																																																												
Use Code: SINGLE FAMILY RESID						Tax Estimator																																																												
Taxing Authority: PENSACOLA CITY LIMITS						Change of Address																																																												
Tax Inquiry: Open Tax Inquiry Window						File for Exemption(s) Online																																																												
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						Report Storm Damage																																																												
Sales Data Type List: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>07/31/2024</td> <td>9183</td> <td>433</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> </tr> <tr> <td>06/15/2021</td> <td>8553</td> <td>518</td> <td>\$100</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>12/03/2014</td> <td>7268</td> <td>1846</td> <td>\$88,700</td> <td>TD</td> <td>N</td> <td></td> </tr> <tr> <td>08/2005</td> <td>5719</td> <td>825</td> <td>\$210,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>06/2003</td> <td>5185</td> <td>1332</td> <td>\$155,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>04/2001</td> <td>4696</td> <td>981</td> <td>\$130,900</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>07/1993</td> <td>3409</td> <td>38</td> <td>\$76,500</td> <td>WD</td> <td>N</td> <td></td> </tr> </tbody> </table>						Sale Date	Book	Page	Value	Type	Multi Parcel	Records	07/31/2024	9183	433	\$100	QC	N		06/15/2021	8553	518	\$100	WD	N		12/03/2014	7268	1846	\$88,700	TD	N		08/2005	5719	825	\$210,000	WD	N		06/2003	5185	1332	\$155,000	WD	N		04/2001	4696	981	\$130,900	WD	N		07/1993	3409	38	\$76,500	WD	N		2024 Certified Roll Exemptions				
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Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						None																																																												
Parcel Information						Launch Interactive Map																																																												
Legal Description LT 16 BLK 107 CORDOVA PARK PB 3 P 65 OR 7268 P 1846 OR 9183 P 433 SHEET D						Extra Features POOL																																																												

Section
Map Id:
33-1S-30-6

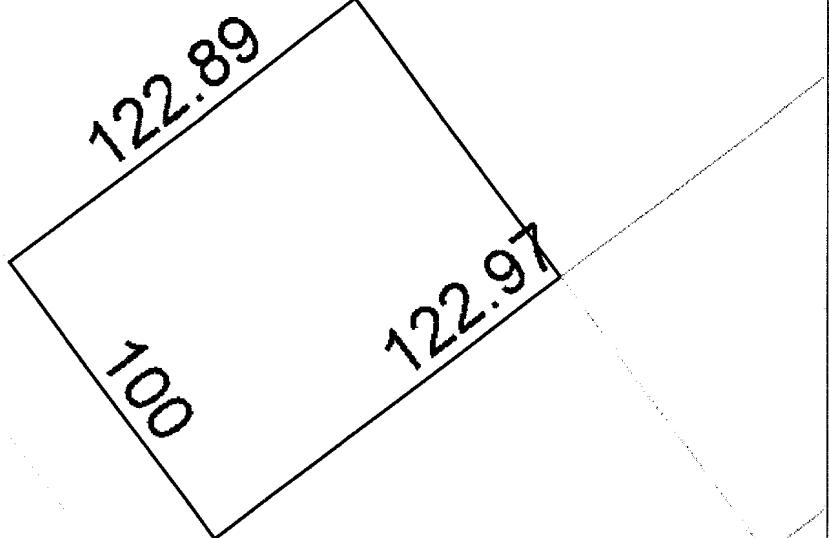


Approx.
Acreage:
0.2897

Zoned:
R-1AAAA

Evacuation
& Flood
Information
[Open Report](#)

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



Buildings

Address: 3840 DUNWOODY DR, Improvement Type: SINGLE FAMILY, Year Built: 1960, Effective Year: 1980, PA Building ID#: 62813

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/ VENEER
FLOOR COVER-CARPET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

[Areas - 2713 Total SF](#)

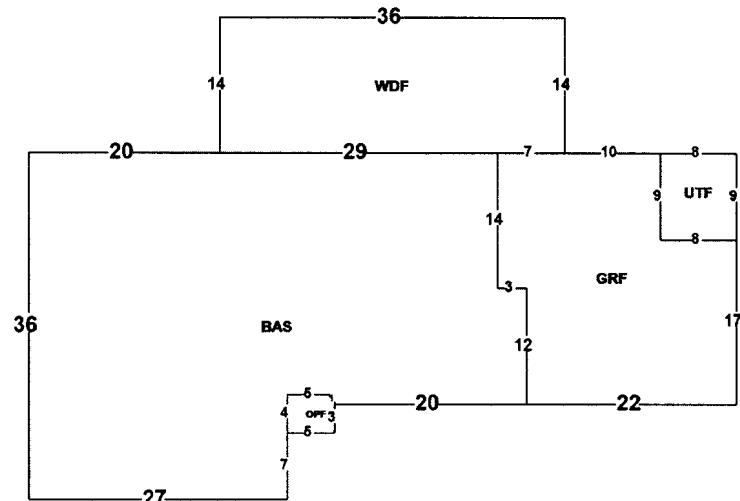
BASE AREA - 1575

GARAGE FIN - 542

OPEN PORCH FIN - 20

UTILITY FIN - 72

WOOD DECK FIN - 504



images



6/25/2024 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025055316 7/22/2025 3:05 PM
OFF REC BK: 9351 PG: 1487 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 01370**, 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 16 BLK 107 CORDOVA PARK PB 3 P 65 OR 7268 P 1846 OR 8553 P 518 SHEET D

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 034394000 (0326-40)

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

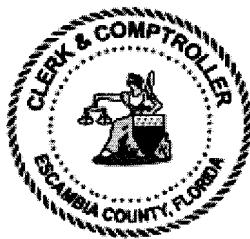
BRETT BAKER and BENNI BAKER

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

Dated this 22nd day of July 2025.

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

**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: 034394000 Certificate Number: 001370 of 2023

Date Of
Redemption

7/25/2025



Clerk's Check

1

Clerk's Total

\$806.40

Postage

\$0.00

Tax Deed Court Registry

\$772.40

Payor Name

BRENT NORTH OFFICE COMPLEX
230 ST. EUSEBIA STREET
PENSACOLA FL 32503



Notes



Submit

Reset

Print Preview

Print Receipt

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 #: 03-4394-000 CERTIFICATE #: 2023-1370

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that encumber the title to said land as listed on page 2 herein.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions, and covenants of record; encroachments, overlaps, boundary line disputes.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

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

BY



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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 17, 2025
Tax Account #: **03-4394-000**

1. The Grantee(s) of the last deed(s) of record is/are: **BENNI BAKER AND BRETT BAKER**

By Virtue of Tax Deed recorded 12/5/2014 in OR 7268/1846 together with Warranty Deed recorded 6/15/2021 in OR 8553/518 and Quit Claim Deed recorded 7/31/2024 in OR 9183/433

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Code Violation Order in favor of The City of Pensacola recorded 7/15/2024 – OR 9174/1556**
 - b. **Notice of Commencement in favor of Sammi's Construction DBA Sammi's Roofing recorded 5/5/2025 – OR 9312/748**
 - c. **Code Violation Order in favor of The City of Pensacola recorded 7/15/2024 – OR 9174/1725**
 - d. **Code Enforcement Order in favor of Escambia County recorded 6/9/2025 – OR 9327/1257**
 - e. **Tax Warrant in favor of Escambia County recorded 1/11/2024 – OR 9090/523**
4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 03-4394-000

Assessed Value: \$304,158.00

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): **CORDOVA PARK NEIGHBORHOOD ASSOCIATION INC**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a Property Information Report or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE SOLUTIONS
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA
TAX DEED SALE DATE: MAR 3, 2026

TAX ACCOUNT #: 03-4394-000

CERTIFICATE #: 2023-1370

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>2025</u> tax year.

**BRETT BAKER AND
BENNI BAKER
3442 CHANTARENE DR
PENSACOLA, FL 32507**

**BRETT BAKER AND
BENNI BAKER
3840 DUNWOODY DR
PENSACOLA, FL 32503**

**BRETT BAKER AND
BENNI BAKER
PO BOX 6259
PENSACOLA, FL 32503**

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

**SAMMI'S CONSTRUCTION DBA
SAMMI'S ROOFING
4317 MARTHA AVE
PENSACOLA, FL 32506**

**ESCAMBIA COUNTY
CODE ENFORCEMENT
3363 W PARK PL
PENSACOLA, FL 32505**

**BRETT BAKER
2491 SPYGLASS CIR
PENSACOLA, FL 32526**

**ESCAMBIA COUNTY FINANCE
221 PALAFOX PL STE 110
PENSACOLA, FL 32502**

**Certified and delivered to Escambia County Tax Collector, this 17th day of December 2025.
PERDIDO TITLE SOLUTIONS, A DIVISION OF
PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As Its President

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

December 17, 2025
Tax Account #:03-4394-000

LEGAL DESCRIPTION
EXHIBIT "A"

LT 16 BLK 107 CORDOVA PARK PB 3 P 65 OR 7268 P 1846 OR 9183 P 433 SHEET D

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-4394-000(0326-40)

Recorded in Public Records 12/05/2014 at 04:00 PM OR Book 7268 Page 1846,
 Instrument #2014090835, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$10.00 Deed Stamps \$620.90

This instrument was prepared by:
 Pam Childers, Clerk of the Circuit Court
 Escambia County Courthouse
 Pensacola, Florida

Tax Deed File No. 14-872
 Property Identification No. 331S308300016107
 Tax Account No. 034394000

TAX DEED

State of Florida
 County of Escambia

The following Tax Sale Certificate Numbered 02055 issued on June 1, 2012 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 1st day of December 2014, offered for sale as required by law for cash to the highest bidder and was sold to: BENNI BAKER OR BRETT BAKER, PO BOX 6259 PENSACOLA FL 32503, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 1st day of December 2014, in the County of Escambia, State of Florida, in consideration of the sum of (\$88,700.00) EIGHTY EIGHT THOUSAND SEVEN HUNDRED AND 00/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

LT 16 BLK 107 CORDOVA PARK PB 3 P 65 OR 5719 P 825 SHEET D

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

**** Property previously assessed to: JAMES E MARTIN JR, SUE L MARTIN**

Pam Childers
 witness
Mylinda Johnson
 witness
Emily Hogg
Emily Hogg

PAM CHILDERS, Clerk of the Circuit Court
 Escambia County, Florida



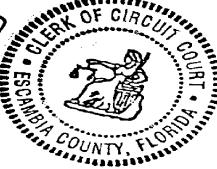
State of Florida
 County of Escambia

3rd day of December 2014

On this *3rd* day of December 2014 before me Emily Hogg personally appeared Pam Childers, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

PAM CHILDERS, Clerk of the Circuit Court
 By: *Emily Hogg*
 Emily Hogg, Deputy Clerk



Recorded in Public Records 6/15/2021 4:52 PM OR Book 8553 Page 518,
Instrument #2021066070, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$0.70

This instrument prepared by and returned to
Benni Baker
P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 3315308300016107

WARRANTY DEED TO TRUSTEE

THIS INDENTURE WITNESSETH, that the Grantor, BENNI BAKER a single woman, whose address is P.O. Box 6259, Pensacola, FL 32503 for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms (under provisions of Section 689.071 Florida Statutes) unto the Trustee(s) as hereinafter named of that certain Trust known as DUNWOODY Land Trust which was formed under a Declaration of Trust dated 6/13/21. The following described land together with the improvements appurtenant thereto in the County of ESCAMBIA, State of Florida:

LT 16 BLK 107 CORDOVA PARK PB 3 P 65 OR 7268 P 1846 SHEET D
of the Public Record of Escambia County, FL
with parcel ID # 3315308300016107 hereinafter called the "property",
a/k/a 3840 DUNWOODY DRIVE, Pensacola, FL 32514

subject to: a) taxes for the year 2021 and all subsequent years;
b) conditions, covenants, limitations, restrictions and easements of record, if any
c) any mortgages of record

TO HAVE AND TO HOLD the said property in fee simple title or as otherwise indicated upon the trusts and for the uses and purposes herein and in said trust agreement set forth, and the Grantor hereof covenants with the Grantee that he is lawfully seized of the said premises, that they are free and clear of encumbrances except as noted herein, and that he has good right and lawful authority to sell the same; and the he does fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

Full power and authority is hereby granted to said trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence in present or future, and upon any terms and for any period of time, not exceeding in the case of any single demise the term of 50 years, and renew or extend leases upon any terms and for any periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion or the property and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property to condominium, or homeowner association, to grant easements or charges of any kind, to release convey or assign any right, title or interest in or about the property or easement appurtenant to said property or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

BK: 8553 PG: 519

This instrument prepared by and returned to
Benni Baker
P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 3315308300016107

Any contract, obligation, indebtedness, or other incurred or entered into by the Trustee under the terms of the aforesaid Trust in connection with said property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof, and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements by the Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein, and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the trustee individually or on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied; all such personal liability, if any, being expressly waived and released and all persons, corporations and other legal entities whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

In no case shall any party dealing with said Trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and even deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such are fully vested with all the title estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interests of each beneficiary under the trust agreement hereunder and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of said property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said property as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid. The situs of the domicile of the Beneficiary shall be the governing jurisdiction for any legal action undertaken pursuant to the interests of any Beneficiary hereunder. The Power(s) of Direction over the actions of the Trustee shall be held by those holding a majority of beneficial shares.

The initial Trustee holding title to the aforesaid property for the aforesaid trust under the terms of the aforesaid trust agreement shall be Paul Woods, whose current address is 9 Audusson Avenue, Pensacola, FL 32507, as Trustee of the DUNWOODY Land Trust dated 6/13/21. The situs of the domicile of said trust shall be Florida. The said situs of the Trust shall be the governing jurisdiction for any legal action undertaken pursuant to the assets of the aforesaid trust in the event of the said Trustee's death, incapacity, disappearance, bankruptcy, resignation or unwillingness to act in accordance with directions given by the party or parties holding the Power

BK: 8553 PG: 520 Last Page

This instrument prepared by and returned to
 BENNI Baker
 P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 5025305082008008

of Direction under the terms of said trust agreement: the filing of a death certificate or notice of dismissal of the initial Trustee or of any successor Trustee hereafter named in the Public Records of the county in which any trust property is held, along with an Affidavit attesting to the appointment and acceptance by any of the following successor Trustees, without regard to the order in which listed, shall be effective to vest title to said successor Trustee or Trustees.

SUCCESSOR AND ALTERNATE SUCCESSOR TRUSTEES:

Such others who might be later named by the beneficiaries who hold no less than 51% of the power of direction.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal this 15 day of June 15, 2021.

Signed, seal and delivered in our presence:

WITNESSES:

Witness as to Grantor

Alicia Baker
 Signature

Alicia Baker
 Printed name

Danielle Al-Saigh
 Signature

Danielle Al-Saigh
 Printed name:

Benni Baker
 By BENNI BAKER "Grantor"

STATE OF FLORIDA
 COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the county aforesaid, to take acknowledgments.

BENNI BAKER, as Grantor, who personally appeared impersonally known to me
 OR [] has produced _____ as identification, and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of

June 2021.

Danielle Al-Saigh
 Notary Public, State of Florida at Large



DEED TO TRUSTEE

Page 3 of 3

Recorded in Public Records 7/31/2024 4:40 PM OR Book 9183 Page 433,
Instrument #2024058631, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$0.70

This instrument prepared by
BENNI BAKER
3442 Chantarene Drive, Pensacola, FL, 32507

Quit Claim Deed

This Quit Claim Deed, executed this 31 day of July 2024, by **PAUL WOODS** TRUSTEE, of the DUNWOODY LAND TRUST dated: 06/13/2021 whose address is: 224 Emerald Ave, Pensacola, FL 32505, Grantor to BENNI BAKER, a single woman, whose address is: 3442 Chantarene Drive, Pensacola, FL, 32507, Grantee

LT 16 BLK 107 CORDOVA PARK PB 3 P 65 OR 7268 P 1846 SHEET D
of the public record of Escambia County, FL
with parcel ID# 331S308300016107 hereinafter called the "property",
a/k/a 3849 DUNWOODY DRIVE, Pensacola, FL 32503

Subject to: Existing liens, and to taxes for the year 2024 and subsequent years.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, fee from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, will forever warrant and defend title to the above-described property against the lawful claims of all persons whomsoever, subject to the exceptions set forth herein.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hands and seal this 31 day of July, 2024.

Signed, sealed and delivered in the presence of:

"Grantor"



Signature

Printed Name: Kaillie Phillips

Address: 4311 W Park Rd Pensacola FL 32505



Signature

Printed Name: Brett Baker

Address: Unit 1900 Box 478 DPO, AE 09213

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

The foregoing instrument was sworn to, subscribed to and acknowledged before me this
_____, 20_____, **Paul Woods**, an unmarried man, who did not take on oath and who:

- is personally known to me.
- produced current Florida Driver's License as identification.
- produced _____ as identification.

NOTARY PUBLIC
State of Florida

[Notary Seal Must Be Affixed]

Printed Name of Notary Public

My commission Expires: _____

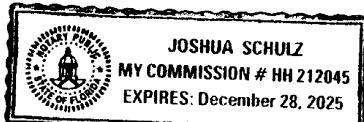
WELLS
FARGO

Jurat Certificate

State of Florida

County of EscambiaSworn to (or affirmed) and subscribed before me this 31st dayof July, 20 24, by means of physical presence or online notarizationPaul Woods (name of person making statement). Personally known to me _____ Produced IdentificationType of Identification Produced Florida Driver LicenseNotary Signature Joshua SchulzTitle Personal BankerMy appointment expires Dec 28, 2025

Place Seal Here

**Description of Attached document**

Type or Title of Document

Quit Claim Deed

Document Date

Number of Pages

07/31/20242

Signer(s) Other Than Named Above

Kaitlin Phillips, Brett Baker

Recorded in Public Records 7/15/2024 12:57 PM OR Book 9174 Page 1556,
 Instrument #2024053698, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$27.00

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

**THE CITY OF PENSACOLA,
 a Florida municipal corporation,
 by its Code Enforcement Office (850-436-5500)**

Petitioner, : _____

vs. : _____

**BRETT BAKER & PAUL WOOD, TRUSTEE
 FOR DUNWOODY LAND TRUST DATED
 6-13-2021,**

Respondent(s). : _____

CERTIFIED TO BE A TRUE COPY OF THE
 ORIGINAL ON FILE IN THIS OFFICE
 WITNESS MY HAND AND OFFICIAL SEAL
 CITY OF PENSACOLA
 CODE ENFORCEMENT AUTHORITY
 PENSACOLA, FL

BY: *[Signature]*
 DATE: *7/07/2024*

Case # 23-006

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate having heard and considered sworn testimony and other evidence presented in this matter on October 4, 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 3840 Dunwoody Drive, Pensacola, Escambia County, Florida, legally described as:

LT 16 BLK 107 CORDOVA PARK PB 3 P 65 OR 7268 P 1846 OR 8553 P 518 SHEET
 D. TAX ACCT. #034394000.

2. The following described condition exists on the property: there is a non-maintained swimming pool on the premises of this vacant residence and the condition constitutes a nuisance (unkempt pool).

3. The date this condition was first observed was June 22, 2022; re-inspection made on October 4, 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 September 22, 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 October 4, 2022, at which hearing the respondent(s) DID NOT appear.

B. CONCLUSIONS OF LAW:

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

- 14-4-3 of the Code of the City of Pensacola, Florida.
- of the Florida Building Code.
- of the Standard Housing Code.
- of the International Property Maintenance Code.

2. The City prevailed in prosecuting this case before the Special Magistrate 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), if any, must completely correct all of the aforesaid violation(s) before October 18, 2022. The pool must be drained and/or treated. 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, October 18, 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).

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 October 11, 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 October 11, 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

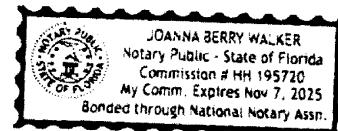
2849 N. Palafox Street

Pensacola, FL 32501

(850) 436-5500

Joanna Walker

(Printed Name of Notary & Admin. Officer)



Recorded in Public Records 5/5/2025 1:45 PM OR Book 9312 Page 748,
 Instrument #2025032072, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$10.00

PREPARED BY:
 Name: Samuel Soto
 Address: 4317 Martha Ave
Pensacola FL 32506

STATE OF FLORIDA
 COUNTY OF ESCAMBIA

NOTICE OF COMMENCEMENT

Permit Number _____ Parcel ID Number 331S308300016107

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.)
LT 16 BLK 107 CORDOVA PARK PB 3 P 65 OR 7268 P 1846 OR 9183 P 433 SHEET D
2. **GENERAL DESCRIPTION OF IMPROVEMENT:**
Roof Replacement
3. **OWNER INFORMATION:**
 Name and address: BAKER BRETT / BENN 3442 CHANTARENE DR PENSACOLA, FL 32507
 Interest in property: Owner
 Name and address of fee simple titleholder (if other than Owner): _____
4. **CONTRACTOR:** (name, address, and phone number): Sammi's Construction DBA Sammi's Roofing
4317 MARTHA AVE PENSACOLA FL 32506 8502613100
5. **SURETY (If applicable):** BAKER BRETT / BENN 3442 CHANTARENE DR PENSACOLA, FL 32507
 Name, address, and phone number: _____
 Amount of bond \$ \$12,201.51
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 SITE OF THE IMPROVEMENT 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 29 day of April 2025
 by Benni Baker


 SIGNATURE OF OWNER



DANIEL SOTO
 Notary Public
 State of Florida
 Comm# HHS80080
 Expires 8/8/2028

SIGNATURE OF NOTARY PUBLIC

TYPED NAME OF NOTARY PUBLIC

Personally Known _____
 Produced Identification ✓
 Type of Identification Produced D.L.

Revised 10/25/2023

Recorded in Public Records 7/15/2024 1:48 PM OR Book 9174 Page 1725,
 Instrument #2024053748, 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 Inspection Services Office (436-5600)**

Petitioner,

vs.

**BENNIE R. BAKER,
 Respondent(s).**

CERTIFIED TO BE A TRUE COPY OF THE
 ORIGINAL ON FILE IN THIS OFFICE
 WITNESS MY HAND AND OFFICIAL SEAL
 CITY OF PENSACOLA
 CODE ENFORCEMENT AUTHORITY
 PENSACOLA, FL
 BY: *[Signature]*
 Date: *10/11/24*

Case # 23-050

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate having heard and considered sworn testimony and other evidence presented in this matter on December 20, 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 1711 East Lakeview Avenue, Pensacola, Escambia County, Florida, legally described as:

E1/2 OF LT 3 AND ALL LTS 4 5 6 AND W1/2 OF LT 7 BLK 233 LESS N 100 FT OF E 10 FT OF W 20 FT OF LT 7 BLK 233 NEW... TAX ACCT. #141954000.

2. The following described condition exists on the property: an interior remodel has been started and the roof of the shed is being replaced, without obtaining official City permission and the condition constitutes no City building construction work permit(s).

3. The date this condition was first observed was June 13, 2022; re-inspection made on December 20, 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 October 9, 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 December 20, 2022, 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): 12-12-5 & 14-1-111 of the Code of the City of Pensacola, Florida.
of the Florida Building Code.

of the Standard Housing Code.
of the International Property Maintenance Code.

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

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

C. ORDER:

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

ORDERED that:

1. The respondent(s) must completely correct all of the aforesaid violation(s) before January 3, 2023, by either (a) removing and properly disposing of all of the unpermitted work and all construction debris and restoring the site to its original pre-construction condition or (b) applying for and securing the required City work/building construction permit (and Architectural Review Board variance if necessary.) Before commencing work, the respondent(s) must contact the City's Inspection Services Office at (850) 436-5600 to determine if, and by whom, City permit(s) must be purchased beforehand. Immediately after this work has been completed, the respondent(s) must call the City Inspection Services Office at (850) 436-5600 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, January 3, 2023, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), : A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

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

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

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

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

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

ENTERED on December 26, 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

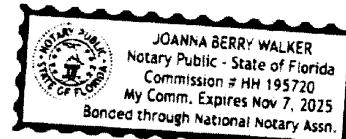
The execution of the foregoing order was acknowledged before me on December 26, 2022, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

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)



Recorded in Public Records 6/9/2025 8:53 AM OR Book 9327 Page 1257,
 Instrument #2025041529, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$27.00

Recorded in Public Records 6/9/2025 8:02 AM OR Book 9327 Page 1071,
 Instrument #2025041480, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$27.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
 SPECIAL MAGISTRATE
 IN AND FOR THE
 COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER
 ESCAMBIA COUNTY FLORIDA,

CASE NO: CE24073324L
 LOCATION: 5708 N PALAFOX HWY
 PR#: 351S309000001001

VS.

BAKER, BENNI
 3442 CHANTARENCE DR
 PENSACOLA, FL 32507

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent(s) or representative thereof, None, as well as evidence submitted, and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinances has occurred and continues:

LDC. Ch. 4. Art. 7. Sec. 4-7.9 Outdoor Storage

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

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

It is hereby ORDERED that the **RESPONDENT(S)** shall have until 7/3/2025 to correct the violation(s) and to bring the violation into compliance.

Page 1 Of 3

BK: 9327 PG: 1258

BK: 9327 PG: 1072

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.

Remove all outdoor storage from the property. Store indoor items in a garage, shed or dwelling.

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of \$50.00 per day, commencing 7/4/2025. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S)**.

At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning. The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$250.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia

Page 2 Of 3

BK: 9327 PG: 1259 Last Page

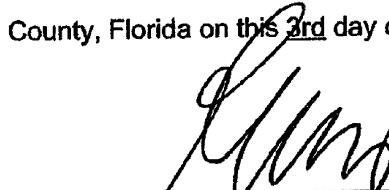
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County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing *de novo* but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within **30 days** of the execution of the order to be appealed.

Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED in Escambia County, Florida on this 3rd day of June, 2025.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 1/11/2024 11:51 AM OR Book 9090 Page 523,
 Instrument #2024002467, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$10.00



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder • Auditor

TOURIST DEVELOPMENT TAX WARRANT

Brett Baker
 2491 Spyglass Cir
 Pensacola, FL 32526

PROPERTY ADDRESS: 2491 Spyglass Cir / Pensacola, FL 32526
PARCEL ID: 132S301200200003

ESCAMBIA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
 TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND TO ALL AND SINGULAR, THE SHERIFFS
 OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT TOURIST DEVELOPMENT TAX

Under Chapter 125.0104 and Chapter 212, Florida Statutes, the warrant shall become a lien on any real or personal property of the taxpayer in the same manner as a recorded judgment.

The taxpayer named above in the County of Escambia is indebted to Escambia County Clerk of Court and Comptroller in the following amounts:

TAX	\$ 691.75
PENALTY	\$ 200.00
INTEREST	\$ 19.27
FEE(S)	\$ 23.00
*GRAND TOTAL	\$ 934.02

***Plus all additional tax, penalty, interest, and or fees due on the account through payoff**

For returns due on or before December 31, 1999, interest is due at the rate of twelve percent (12%) per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

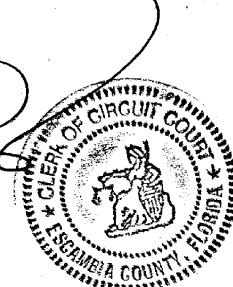
Total amount due and unpaid is now delinquent and subject to collection as provided by County ordinance and State law. Under the law and ordinance it is the duty of the Clerk of the Circuit Court, Escambia County, State of Florida, to issue a warrant for the collection of the delinquent taxes, together with penalties, interest, and cost of collection.

Witness my hand and official seal in this City of Pensacola, Escambia County, Florida this 11th of January, 2024.

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

By

Deputy Clerk



Finance/Treasury • 221 Palafox Place • Suite 110 • Pensacola, FL 32502
 Telephone (850) 595-4829 • tdt@EscambiaClerk.com