



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

1025-32

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	SOBIN DARRIN P PO BOX 6259 PENSACOLA, FL 32503 2269 WHITE PINES DR 04-0911-455 LT 12 BLK C BELLVIEW PINES UNIT 8 PB 12 P 85 OR 3861 P 178	Certificate #	2023 / 1483
		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)
# 2023/1483	06/01/2023	2,110.16	105.51	2,215.67
→ Part 2: Total*				2,215.67

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)
# 2024/1587	06/01/2024	2,305.44	6.25	147.93	2,459.62
Part 3: Total*					2,459.62

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)	4,675.29
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,215.87
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)	7,266.16

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

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date April 24th, 2025

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

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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500211

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6023
PO BOX 71540
PHILADELPHIA, PA 19176-1540,

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

Account Number	Certificate No.	Date	Legal Description
04-0911-455	2023/1483	06-01-2023	LT 12 BLK C BELLVIEW PINES UNIT 8 PB 12 P 85 OR 3861 P 178

I agree to:

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

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

Electronic signature on file
KEYS FUNDING LLC - 6023
PO BOX 71540
PHILADELPHIA, PA 19176-1540

04-21-2025
Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

Nav. Mode ☒ Account ☐ Parcel ID

[Printer Friendly Version](#)

General Information Parcel ID: 391S305206012003 Account: 040911455 Owners: SOBIN DARRIN P Mail: PO BOX 6259 PENSACOLA, FL 32503 Situs: 2269 WHITE PINES DR 32526 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU 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>\$35,000</td> <td>\$135,783</td> <td>\$170,783</td> <td>\$148,174</td> </tr> <tr> <td>2023</td> <td>\$35,000</td> <td>\$130,247</td> <td>\$165,247</td> <td>\$134,704</td> </tr> <tr> <td>2022</td> <td>\$30,000</td> <td>\$116,220</td> <td>\$146,220</td> <td>\$122,459</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	\$35,000	\$135,783	\$170,783	\$148,174	2023	\$35,000	\$130,247	\$165,247	\$134,704	2022	\$30,000	\$116,220	\$146,220	\$122,459															
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Sales Data Type List <table border="1"> <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>10/1995</td> <td>3861</td> <td>178</td> <td>\$63,200</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>10/1987</td> <td>2464</td> <td>472</td> <td>\$59,800</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>10/1986</td> <td>2295</td> <td>113</td> <td>\$176,000</td> <td>WD</td> <td>Y</td> <td></td> </tr> <tr> <td>06/1985</td> <td>2082</td> <td>969</td> <td>\$510,000</td> <td>WD</td> <td>Y</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Multi Parcel	Records	10/1995	3861	178	\$63,200	WD	N		10/1987	2464	472	\$59,800	WD	N		10/1986	2295	113	\$176,000	WD	Y		06/1985	2082	969	\$510,000	WD	Y		2024 Certified Roll Exemptions None Legal Description LT 12 BLK C BELLVIEW PINES UNIT 8 PB 12 P 85 OR 3861 P 178 Extra Features None	
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Parcel Information Section Map Id: 39-1S-30-3 Approx. Acreage: 0.2674 Zoned: MDR Evacuation & Flood Information Open Report		Launch Interactive Map View Florida Department of Environmental Protection (DEP) Data Buildings																																				

Structural Elements

 Areas - 1707 Total SF

GARAGE FIN - 374

[illegible]

Last Updated: 05/12/2025 at 13:45;

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01483**, 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 12 BLK C BELLVIEW PINES UNIT 8 PB 12 P 85 OR 3861 P 178

SECTION 39, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 040911455 (1025-32)

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

DARRIN P SOBIN

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

Mylinda Johnson (COC)

From: Niki Brooks (COC)
Sent: Wednesday, June 18, 2025 12:56 PM
To: Mylinda Johnson (COC)
Cc: Cheri High (COC); Russell Long (COC)
Subject: 2004 CA 001795; Regions v. Sobin, Darrin

Mylinda,

As follow up to our conversation, the certificate of title has been prepared for the sale dated 1/12/2005 property sold to Benny Baker in the above listed case. In review of the case, the DOC stamps were not paid at the time of the sale. However, due to the nature of this case and the situation, the Clerk will record the certificate of title and notify DOR of the same. The certificate of title will be walked over to your office momentarily for recording. Please let me know if you have any questions or concerns.

Thank you,



Niki Brooks

Manager, Civil Division
850-595-4368
nbrooks@EscambiaClerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller
190 W. Government Street, Pensacola FL 32502
www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

6/11/2025 OWNER'S ASST (D KARLA 407-432-0808) CALLED FOR MORE INFO. EBH

6/18/2025 MYLEAN SOBIN CALLED, 202-271-2772, SAID PROPERTY WENT THROUGH FORECLOSURE IN 2004. SHE CALLED PA OFFICE AND THEY PROVIDED BOOK/PG# OF RECORDED JUDGMENT OF FORECLOSRE 5545/751, DON'T SEE A CERTIFICATE OF TITLE, CALLING CIVIL DIVISION. CASE NO 2004 CA 001795 - MKJ

6/18/2025 PER CIRCUIT CIVIL, IT DID SELL, THEY ARE BRINGING CERT OF TITLE OVER FOR RECORDING TODAY. I WILL CONTACT DAN MADDOX AT PA OFFICE TO UPDATE RECORDS. NEW OWNER OF RECORD SINCE 2004 BENNY BAKER. ADDED TO SHERIFF SERVES. MKJ

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

CASE NO. 2004 CA 001795

REGIONS MORTGAGE INC.,
Plaintiff

VS.

DARRIN PAUL SOBIN; UNKNOWN SPOUSE OF DARRIN PAUL SOBIN; JOHN DOE; JANE DOE AS UNKNOWN TENANT
(S) IN POSSESSION OF THE SUBJECT PROPERTY
Defendant

CERTIFICATE OF TITLE

The undersigned, Pam Childers, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been executed and filed in this action on JANUARY 12, 2005 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida was sold to

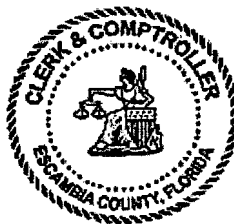
BENNY BAKER
3442 CHANTARENE DR, PENSACOLA, FL, 32507

LOT 12, BLOCK C BELLVIEW PINES UNIT 8, A SUBDIVISION OF A PORTION
OF THE JOSEPH CRUZAT AND FRANCISCO DEVILLIER GRANT, SECTION 39
TOWNSHIP 1 SOUTH RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA

STREET ADDRESS: 2269 WHITE PINES DR PENSACOLA FL 32526

The successful bid was in the amount of \$58,500.00

WITNESS my hand and the official seal on this 18 day of June 2025 as Clerk of the Circuit Court.



Pam Childers
Clerk of the Circuit Court

BY: *MB Brooks*

Deputy Clerk

Conformed copies to all parties

Mylanda Johnson (COC)

From: Daniel B. Maddox <dmaddox@escpa.org>
Sent: Wednesday, June 18, 2025 2:51 PM
To: Mylanda Johnson (COC)
Subject: [EXTERNAL]RE: 2004 CA 001795; Regions v. Sobin, Darrin (Tax Account 04-0911-455)

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Thank you Mylanda,

I posted the change of owner. Will be available on our website tomorrow.



Daniel B. Maddox, CFE
Supervisor, TMS Department

Escambia County Property Appraiser's Office
221 Palafox Place, Suite 300 | Pensacola, FL, 32502
P: (850) 434-2735 | dmaddox@escpa.org | escpa.org

From: Mylanda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Sent: Wednesday, June 18, 2025 1:22 PM
To: Daniel B. Maddox <dmaddox@escpa.org>
Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>; ECTC Deputies <ECTC_Deputies@escambiataxcollector.com>
Subject: FW: 2004 CA 001795; Regions v. Sobin, Darrin (Tax Account 04-0911-455)
Importance: High

Tax Account 040911455, Darrin Sobin

Hello Dan,

The property at 2269 White Pines Drive sold at foreclosure sale in 2005. Benny Baker purchased the property, but the attached Certificate of Title wasn't recorded in Official Records. The property is scheduled for auction in October. Can you please update the property record as soon as possible?

Side note: Benny paid the purchase price of \$58,500.00, but no doc stamps were collected. That's why you won't see them reflected on the recorded document in the annotation. We will notify DOR that doc stamps were not paid.

Thanks!

**Mylanda Johnson**

Operations Supervisor

850-595-4813

mjohnson@escambiaclerk.com**Office of Pam Childers****Escambia County Clerk of the Circuit Court
& Comptroller**

221 S. Palafox Street, Suite 110, Pensacola, FL 32502

www.EscambiaClerk.com

*Under Florida law, written communication to or from the Escambia County Clerk's Office
may be subject to public records disclosure.*

From: Niki Brooks (COC) <NBROOKS@escambiaclerk.com>**Sent:** Wednesday, June 18, 2025 12:56 PM**To:** Mylanda Johnson (COC) <MJOHNSON@escambiaclerk.com>**Cc:** Cheri High (COC) <CHIGH@escambiaclerk.com>; Russell Long (COC) <RLong@escambiaclerk.com>**Subject:** 2004 CA 001795; Regions v. Sobin, Darrin

Mylanda,

As follow up to our conversation, the certificate of title has been prepared for the sale dated 1/12/2005 property sold to Benny Baker in the above listed case. In review of the case, the DOC stamps were not paid at the time of the sale. However, due to the nature of this case and the situation, the Clerk will record the certificate of title and notify DOR of the same. The certificate of title will be walked over to your office momentarily for recording. Please let me know if you have any questions or concerns.

Thank you,

**Niki Brooks**

Manager, Civil Division

850-595-4368

nbrooks@EscambiaClerk.com**Office of Pam Childers****Escambia County Clerk of the Circuit Court
& Comptroller**

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Florida has a very broad public records law. Under Florida law, the content of emails, email addresses and IP addresses are public records. If you do not want the content of your email, your email address, or your IP address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.



Gary "Bubba" Peters

Escambia County Property Appraiser

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[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

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General Information		Assessments					
Parcel ID:	391S305206012003		Year	Land	Imprv	Total	Cap Val
Account:	040911455		2024	\$35,000	\$135,783	\$170,783	\$148,174
Owners:	BAKER BENNY		2023	\$35,000	\$130,247	\$165,247	\$134,704
Mail:	3442 CHANTERENE DR PENSACOLA, FL 32507		2022	\$30,000	\$116,220	\$146,220	\$122,459
Situs:	2269 WHITE PINES DR 32526		Disclaimer				
Use Code:	SINGLE FAMILY RESID 🔒		Tax Estimator				
Taxing Authority:	COUNTY MSTU		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:							2024 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	None	
06/18/2025	9335	1328	\$58,500	CT	N		Legal Description	
10/1995	3861	178	\$63,200	WD	N		LT 12 BLK C BELLVIEW PINES UNIT 8 PB 12 P 85 OR 9335 P 1628	
10/1987	2464	472	\$59,800	WD	N			
10/1986	2295	113	\$176,000	WD	Y			
06/1985	2082	969	\$510,000	WD	Y		Extra Features	
Official Records Inquiry courtesy of Pam Childers							None	
Escambia County Clerk of the Circuit Court and Comptroller								

Parcel Information	Launch Interactive Map
<div> <div>Section Map Id: 39-15-30-3</div> <div>Approx. Acreage: 0.2674</div> <div>Zoned: MDR</div> <div>Evacuation & Flood Information Open Report</div> </div> <div>View Florida Department of Environmental Protection(DEP) Data</div>	

Buildings	
Address: 2269 WHITE PINES DR, Improvement Type: SINGLE FAMILY, Year Built: 1987, Effective Year: 1987, PA Building ID#: 66042	
Structural Elements DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-BRICK-FACE/VENEER EXTERIOR WALL-SIDING-SHT.AVG. FLOOR COVER-CARPET FOUNDATION-SLAB ON GRADE HEAT/AIR-CENTRAL H/AC INTERIOR WALL-DRYWALL-PLASTER NO. PLUMBING FIXTURES-6 NO. STORIES-1 ROOF COVER-DIMEN/ARCH SHNG ROOF FRAMING-GABLE-HI PITCH STORY HEIGHT-0 STRUCTURAL FRAME-WOOD FRAME	
Areas - 1707 Total SF BASE AREA - 1289 GARAGE FIN - 374 OPEN PORCH FIN - 44	

Images



8/30/2023 12:00:00 AM

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

Last Updated: 06/20/2025 (tr.2504)

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

REGIONS MORTGAGE INC.,
Plaintiff

CASE NO. 2004 CA 001795

VS.

DARRIN PAUL SOBIN; UNKNOWN SPOUSE OF DARRIN PAUL SOBIN; JOHN DOE; JANE DOE AS UNKNOWN TENANT
(S) IN POSSESSION OF THE SUBJECT PROPERTY
Defendant

CERTIFICATE OF TITLE

The undersigned, Pam Childers, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been executed and filed in this action on JANUARY 12, 2005, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida was sold to

BENNY BAKER
3442 CHANTARENE DR, PENSACOLA, FL, 32507

LOT 12, BLOCK C BELLVIEW PINES UNIT 8, A SUBDIVISION OF A PORTION
OF THE JOSEPH CRUZAT AND FRANCISCO DEVILLIER GRANT, SECTION 39
TOWNSHIP 1 SOUTH RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA

STREET ADDRESS: 2269 WHITE PINES DR PENSACOLA FL 32526

The successful bid was in the amount of \$58,500.00

WITNESS my hand and the official seal on this 18 day of June 2025 as Clerk of the Circuit Court.



Pam Childers
Clerk of the Circuit Court

BY: *MB Brooks*
Deputy Clerk

Conformed copies to all parties

Mylanda Johnson (COC)

From: Niki Brooks (COC)
Sent: Wednesday, June 18, 2025 12:56 PM
To: Mylanda Johnson (COC)
Cc: Cheri High (COC); Russell Long (COC)
Subject: 2004 CA 001795; Regions v. Sobin, Darrin

Mylanda,

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Thank you,



Niki Brooks

Manager, Civil Division

850-595-4368

nbrooks@EscambiaClerk.com

Office of Pam Childers

**Escambia County Clerk of the Circuit Court
& Comptroller**

190 W. Government Street, Pensacola FL 32502

www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

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 #: 04-0911-455 CERTIFICATE #: 2023-1483

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: Pam Alvarez

BY



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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 14, 2025

Tax Account #: **04-0911-455**

1. The Grantee(s) of the last deed(s) of record is/are: BENNY BAKER

By Virtue of Certificate of Title recorded 6/18/2025 in OR 9335/1628

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 Enforcement Order in favor of Escambia County recorded 6/9/2025 OR 9327/1257

4. Taxes:

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

Tax Account #: 04-0911-455

Assessed Value: \$148,174.00

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 #: 04-0911-455
CERTIFICATE #: 2023-1483

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 type="checkbox"/>	<input checked="" 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.

BENNY BAKER AND DARRIN P SOBIN
2269 WHITE PINES DR
PENSACOLA, FL 32526

BENNY BAKER
3442 CHANTARENE DR
PENSACOLA, FL 32507

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

BENNY BAKER AND DARRIN P SOBIN
PO BOX 6259
PENSACOLA, FL 32526

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 #:04-0911-455

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 12 BLK C BELLVIEW PINES UNIT 8 PB 12 P 85 OR 3861 P 178

SECTION 39, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-0911-455(1025-32)

Recorded in Public Records 6/18/2025 1:14 PM OR Book 9335 Page 1628,
Instrument #2025045975, Pam Childers Clerk of the Circuit Court Escambia
County, FL

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

REGIONS MORTGAGE INC.,
Plaintiff

CASE NO. 2004 CA 001795

VS.

DARRIN PAUL SOBIN; UNKNOWN SPOUSE OF DARRIN PAUL SOBIN; JOHN DOE; JANE DOE AS UNKNOWN TENANT
(S) IN POSSESSION OF THE SUBJECT PROPERTY
Defendant

CERTIFICATE OF TITLE

The undersigned, Pam Childers, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been
executed and filed in this action on JANUARY 12, 2005, for the property described herein and that no objections to
the sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida was sold to

BENNY BAKER
3442 CHANTARENE DR, PENSACOLA, FL, 32507

LOT 12, BLOCK C BELLVIEW PINES UNIT 8, A SUBDIVISION OF A PORTION
OF THE JOSEPH CRUZAT AND FRANCISCO DEVILLIER GRANT, SECTION 39
TOWNSHIP 1 SOUTH RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA

STREET ADDRESS: 2269 WHITE PINES DR PENSACOLA FL 32526

The successful bid was in the amount of \$58,500.00

WITNESS my hand and the official seal on this 18 day of June 2025 as Clerk of the Circuit Court.



Pam Childers
Clerk of the Circuit Court

BY: *MB Brooks*
Deputy Clerk

Conformed copies to all parties

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, Noone, 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:

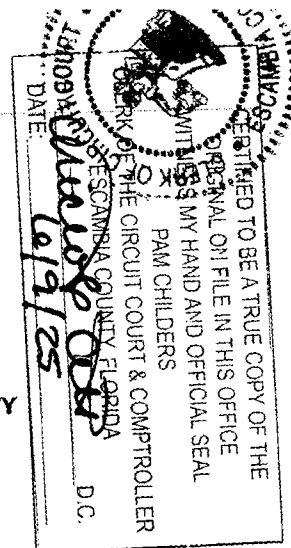
LDC. Ch. 4. Art. 7. Sec. 4-7.9 Outdoor Storage

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.



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

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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