

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

1025-51

							1000
Part 1: Tax Deed	Application Infor	mation					
Applicant Name Applicant Address	KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1540		Appl	ication date	Apr 21, 2025		
Property description	Property REED DONALD E		Certificate # Date certificate issued		2023 / 1916		
	3220 N DAVIS HWY 05-1161-000 N 40 FT OF LT 6 AND ALL LTS 7 8 9 BLK 27 N PENSACOLA UNITS 1/2/3/4 PB 2 P 26/33/57 OR 1574 P 45 OR 7 (Full legal attached.)				06/01/2023		
Part 2: Certificat	es Owned by App	licant and	d Filed w	ith Tax Deed	Appl	ication	
Column 1 Certificate Number	Colum er Date of Certifi			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/1916	06/01/2	023		2,363.86		118.19	2,482.05
						→Part 2: Total*	2,482.05
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (C	ther than Co	unty		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	ımn 3 mount of Certificate	Column 4 Tax Collector's I	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/2074	06/01/2024		2,581.06		6.25	325.32	2,912.63
						Part 3: Total*	2,912.63
Part 4: Tax Colle	ector Certified Am	ounts (Li	ines 1-7)		٠.		
1. Cost of all cert	ificates in applicant's	possessio	n and othe			ed by applicant of Parts 2 + 3 above)	5,394.68
2. Delinquent tax	es paid by the applic	ant					0.00
3. Current taxes	paid by the applicant						2,391.94
4. Property inform	nation report fee						200.00
5. Tax deed appl	ication fee						175.00
6. Interest accrue	ed by tax collector un	der s.197.5	642, F.S. (s	ee Tax Collecto	r Inst	ructions, page 2)	0.00
7.					To	tal Paid (Lines 1-6)	8,161.62
-	oformation is true and				y infor	mation report fee, ar	nd tax collector's fees
						Escambia, Florid	а
Sign here:	ature, Tay Collector or Des	ianee			[Date <u>April 24th, 2</u>	2025
Oign.							

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

Par	t 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.	
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)
	D 1
Sign	here: Date of sale 10/01/2025 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.

N 40 FT OF LT 6 AND ALL LTS 7 8 9 BLK 27 N PENSACOLA UNITS 1/2/3/4 PB 2 P 26/33/57 OR 1574 P 45 OR 7281 P 1762

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500370

To: Tax Collector of ESCAM	MBIA COUNTY	_, Florida	
I, KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-154 hold the listed tax certificate and	·	e same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
05-1161-000	2023/1916	06-01-2023	N 40 FT OF LT 6 AND ALL LTS 7 8 9 BLK 27 N PENSACOLA UNITS 1/2/3/4 PB 2 P 26/33/57 OR 1574 P 45 OR 7281 P 1762
 pay any current taxes redeem all outstanding pay all delinquent and 	g tax certificates plus d omitted taxes, plus ir	nterest covering th	e property.
 pay all Tax Collector's Sheriff's costs, if applied 		ation report costs, (Clerk of the Court costs, charges and fees, and
Attached is the tax sale certification which are in my possession.	ate on which this applic	cation is based and	d all other certificates of the same legal description
Electronic signature on file KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-	-1540		<u>04-21-2025</u>
Applicant's	s signature		Application Date



Gary "Bubba" Peters

Escambia County Property Appraiser

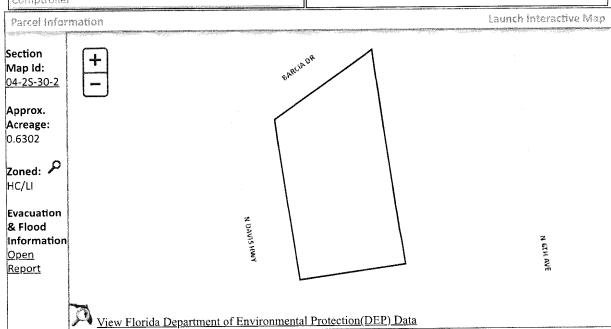
Real Estate Search

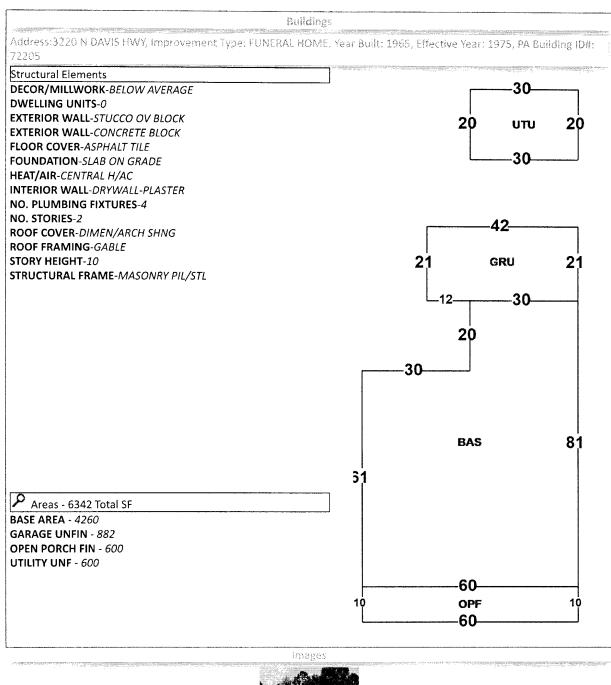
Tangible Property Search

Sale List

Back

Printer Friendly Version Nav. Mode Account OParcel ID Assessments General Information Total Cap Val Parcel ID: 0425306001006027 Year Land Imprv \$104,579 \$162,228 \$162,228 2024 \$57,649 Account: 051161000 \$155,871 2023 \$57,649 \$103,819 \$161,468 REED DONALD E Owners: 3220 N DAVIS HWY \$57,649 \$84,052 \$141,701 \$141,701 2022 Mail: PENSACOLA, FL 32503 3220 N DAVIS HWY 32503 Situs: Disclaimer MORTUARY/CREMATORY Use Code: Tax Estimator Taxing **COUNTY MSTU** Authority: **Change of Address** Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford File for Exemption(s) Online Escambia County Tax Collector **Report Storm Damage** Sales Data Type List: 🔑 2024 Certified Roll Exemptions Sale Date Book Page Value Type Multi Parcel Records 01/05/2015 7281 1762 \$100 OT Legal Description 08/1981 1574 45 \$65,000 WD N 40 FT OF LT 6 AND ALL LTS 7 8 9 BLK 27 N PENSACOLA UNITS 1/2/3/4 PB 2 P 26/33/57 OR 1574 P 45 OR 7281 P 07/1981 1557 825 \$10,000 OT 06/1980 1457 857 \$100 WD 04/1979 1315 327 \$100 WD Extra Features Official Records Inquiry courtesy of Pam Childers ASPHALT PAVEMENT Escambia County Clerk of the Circuit Court and FRAME GARAGE Comptroller







4/16/2025 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# 2025034507 5/13/2025 1:26 PM
OFF REC BK: 9316 PG: 909 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01916**, 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:

N 40 FT OF LT 6 AND ALL LTS 7 8 9 BLK 27 N PENSACOLA UNITS 1/2/3/4 PB 2 P 26/33/57 OR 1574 P 45 OR 7281 P 1762

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 051161000 (1025-51)

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

DONALD E REED

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.

COMPTA OF THE STATE OF THE STAT

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPO	ORT IS ISSUED TO:			
SCOTT LUNSFORD, E	SCAMBIA COUNTY TA	X COLLECTOR		
TAX ACCOUNT #:	05-1161-000	_ CERTIFICATE #: _	2023-19	016
REPORT IS LIMITED T	TITLE INSURANCE. TH TO THE PERSON(S) EXP RT AS THE RECIPIENT(RESSLY IDENTIFIED I	BY NAME IN THI	E PROPERTY
listing of the owner(s) of tax information and a list	pared in accordance with the record of the land describe ting and copies of all open in the Official Record Bool ge 2 herein.	ed herein together with cu or unsatisfied leases, mor	rrent and delinque tgages, judgments	ent ad valorem and
	to: Current year taxes; taxe or arface rights of any kind or , boundary line disputes.			
	ure or guarantee the validit ace policy, an opinion of tit			
Use of the term "Report"	'herein refers to the Proper	rty Information Report an	d the documents a	ttached hereto.
Period Searched: J	July 15, 2005 to and inclu	ding July 15, 2025	_ Abstractor:	Andrew Hunt
BY				
Malphel				

Michael A. Campbell, As President

Dated: July 16, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

July 16, 2025

Tax Account #: 05-1161-000

1. The Grantee(s) of the last deed(s) of record is/are: **DONALD E REED**

By Virtue of Corporation Warranty Deed recorded 9/1/1981 in OR 1574/45 together with Death Certificate recorded 1/5/2015 in OR 7281/1762

- 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 11/8/2023 OR 9065/1975
 - b. Lien in favor of Emerald Coast Utilities Authority recorded 4/14/2020 OR 8279/814
 - c. Judgment in favor of Asset Acceptance LLC recorded 10/28/2004 OR 5514/1719
 - d. Code Enforcement Order in favor of Escambia County recorded 12/20/2023 OR 9083/514
 - e. Judgment in favor of LVNV Funding LLC recorded 5/28/2024 OR 9152/1368
 - f. Tax Warrant in favor of Department of Revenue recorded 9/28/2023 OR 9047/1602
 - g. Tax Warrant in favor of Department of Revenue recorded 1/31/2024 OR 9097/1533
 - h. Tax Warrant in favor of Department of Revenue recorded 3/27/2024 OR 9123/645
 - i. Tax Warrant in favor of Department of Revenue recorded 7/30/2024 OR 9181/1383
 - j. Tax Warrant in favor of Department of Revenue recorded 12/17/2024 OR 9245/896
 - k. Tax Warrant in favor of Department of Revenue recorded 3/5/2025 OR 9283/1749
- 4. Taxes:

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

Tax Account #: 05-1161-000 Assessed Value: \$162,228.00

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

CERTIFICATION, I ROLERT I INFORMA	TION KEI OKI FOK IDA
TAX DEED SALE DATE:	OCT 1, 2025
TAX ACCOUNT #:	05-1161-000
CERTIFICATE #:	2023-1916
In compliance with Section 197.522, Florida S	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 certification	ificate is being submitted as proper notification of tax deed
sale.	
YES NO	

PENSACOLA, FL 32507

		Notify City of Pensacola, P.O. Box 12910, 32521
H	\boxtimes	Notify Escambia County, 190 Governmental Center, 32502
	\boxtimes	Homestead for 2024 tax year.
DONA	LER	EED DONALD E REED
3220 N	N DAV	IS HWY 16 BRIGADIER ST

ESCAMBIA COUNTY EMERALD COAST **CODE ENFORCEMENT** UTILITIES AUTHORITY 9255 STURDEVANT ST 3363 W PARK PL PENSACOLA, FL 32505 PENSACOLA, FL 32514-0311

ASSET ACCEPTANCE LLC DONALD E REED JR 6985 MILLER RD **1215 N 7TH AVE WARREN, MI 48092** PENSACOLA, FL 32503-5920

LVNV FUNDING LLC DEPARTMENT OF REVENUE C/O RESURGENT CAPITAL SERVICES LP PENSACOLA SERVICE CENTER PO BOX 10466 2205 LA VISTA AVE STE B GREENVILLE, SC 29603 **PENSACOLA, FL 32504-8210**

CONTINUED ON PAGE 4

PENSACOLA, FL 32503

CONTINUED FROM PAGE 3

LVNV FUNDING LLC REGISTERED AGENT CORPORATION SERVICE COMPANY 1201 HAYS ST TALLAHASSEE, FL 32501

DONALD EDWARD REED 314 N DE VILLIERS ST PENSACOLA, FL 32501-3862 ASSET ACCEPTANCE LLC REG AGENT MIDLAND CREDIT MANAGEMENT INC 1308 TELECOM DR STE 100 & STE 350 TAMPA, FL 33637

DEPARTMENT OF TREASURY INTERNAL REVENUE SERVICE 400 W BAY ST STE 35045 JACKSONVILLE, FL 32202-4437

Certified and delivered to Escambia County Tax Collector, this 16th day of July 2025. PERDIDO TITLE SOLUTIONS, A DIVISION OF PERDIDO TITLE & ABSTRACT, INC.

Malphel

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 16, 2025 Tax Account #:05-1161-000

LEGAL DESCRIPTION EXHIBIT "A"

N 40 FT OF LT 6 AND ALL LTS 7 8 9 BLK 27 N PENSACOLA UNITS 1/2/3/4 PB 2 P 26/33/57 OR 1574 P 45 OR 7281 P 1762

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-1161-000(1025-51)

PREPARED BY: Rollin D. Davis, OF SHELL, FLEMING, DAVIS & MENGE 7TH FLOOR SEVILLE TOWER PENSACOLA, FLORIDA

SFD & M FILE NO D 900-Reed

State of Florida.

CORPORATION WARRANTY DEED.

4.00 REC. FEE 292.50 ST. STAMP 296.50 TOTAL

County of ESCAMBIA

Post Office Box 4357
Pensacola, Florida, 32507
Grantees' Mailing Address
Pensacola Home and Savings Association, KNOW ALL MEN BY THESE PRESENTS, That

a corporation, for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto Donald E. Reed and China P. Reed, husband and wife

executors, administrators, successors and assigns, forever, the following real property, situate, lying and being in the ..., State of Florida, to-wit:

Lots 7, 8, 9 and the North 40 feet of Lot 6, Block 27, North Pensacola, Unit No. 3, a subdivision of a portion of Section 4, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat thereof recorded in Plat Book 2 at Page 33 of the public records of said County.

DEPT. OF REVENUE

Subject to taxes for current year and to valid casements and restrictions of record affecting the above property, if any, which are not hereby reimposed.

To have and to hold, unto the said grantee S, thei theirs, successors and assigns, forever. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead. And the said corporation covenants that it 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 from encumbrances, and that it, its successors and assigns, the said grantee S, their heirs, executors, administrators, successors and assigns, in the quiet and peaceful possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend, subject to the exceptions set forth above.

IN WITNESS WHEREOF, the said corporation, grantor, in pursuance of due and legal action of its stockholders and Board of Directors, has executed these presents, causing its name to be signed by its _____ corporate seal to be affixed here this _____ day of ____ August President, and its A.D., 19,81., (Corporate Scal)

Signed, scaled and delivered in the presence of:

PENSACOLA HOME AND SAVINGS ASSOCIATION A Corporation

state of FLORIDA

County of

NOTIFIED TO SERVICE THE PROPERTY OF THE PARTY OF THE PART

ESCAMBIA

The foregoing instrument was acknowledged before me this 31stday of President of Pensacola Home ar by John P. Remich Savings Association corporation, on behalf of that corporation.

Notary Public

Notary Public, State of Florida at Large

My commission expires:

My Commission Expires April 21, 1982 fords : Sy Auto Onders lawrence Co.

Recorded in Public Records 11/8/2023 1:42 PM OR Book 9065 Page 1975, Instrument #2023089666, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50

Recorded in Public Records 11/8/2023 12:44 PM OR Book 9065 Page 1905, Instrument #2023089632, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50

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

PETITIONER ESCAMBIA COUNTY FLORIDA, CASE NO: LOCATION: PR#:

CE23073695N 3220 N DAVIS HWY 042S306001006027

VS.

REED, DONALD E 3220 N DAVIS HWY PENSACOLA, FL 32503

RESPONDENT(S)

CLERK OF THE CIRCUIT COURT & COMPTROLLER CAMBIA COUNTY, FLORIDA

D.C.

DATE:

WITNESS MY HAND AND OFFICIAL SE

PAM CHILDERS

CERTIFIED TO BE A TRUE COI ORIGINAL ON FILE INTELS OF

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, 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:

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

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

Sec. 42-196(c) Nulsance - (C) Inoperable Vehicle

Sec. 42-196(d) Nuisance - (D) Overgrowth

Unsafe Structure - 30-203 (CC) Accessory structure unmaintained

Unsafe Structures - 30-203 (DD) Structural elements unmaintained

Unsafe Structures - 30-203 (P) Eaves/soffits

Page 1 Of 4

6/9/25, 10:17 AM

BK: 9065 PG: 1976

BK: 9065 PG: 1906

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **3/6/2024** to correct the violation(s) and to bring the violation into compliance. 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.

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of \$25.00 per day, commencing 3/7/2024. 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 Page 2 Of 4 6/9/25, 10:17 AM

BK: 9065 PG: 1977

BK: 9065 PG: 1907

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 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.

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If RESPONDENT(S) wish(es) to appeal, RESPONDENT(S) must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than 30 days from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

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

Page 3 Of 4

BK: 9065 PG: 1978 Last Page

BK: 9065 PG: 1908 Last Page

DONE AND ORDERED in Escambia County, Florida on this 7th day of

November, 2023.

John B. Trawick
Special Magistrate
Office of Environmental Enforcement

Page 4 Of 4

Recorded in Public Records 4/14/2020 9:01 AM OR Book 8279 Page 814, Instrument #2020030682, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

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

NOTICE OF LIEN



STATE OF FLORIDA COUNTY OF ESCAMBIA

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

N 40 FT OF LT 6 AND ALL LTS 7 8 9 BLK 27 N PENSACOLA UNITS 1/2/3/4 PB 2 P 26/33/57 OR 1574 P 45 OR 7281 P 1762

Customer: REED DONALD E
Account Number: 31410- 25315
Amount of Lien: \$ 180.38, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.
This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.
Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.
Dated: 03/20/2020
EMERALD COAST UTILITIES AUTHORITY
BY: 9/10/a
STATE OF FLORIDA COUNTY OF ESCAMBIA The foregoing instrument was acknowledged before me this 20TH day of
Coast Utilities Authority, who is personally known to me and who did not take an oath.
coast offices Authority, who is personally known to the and who did not take an oath.
NO 31/15 4
Sy Commission 15 plants June 25, 2001 Notary Public - State of Florida Notary Public - State of Florida
RWK:ls Revised 05/31/11

Order: QuickView_Gtr Gte Doc: FLESCA:8279-00814~12033 Requested By: AshleyMcDonald, Printed: 12/6/2022 5:47 PM

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

ASSET ACCEPTANCE LLC Plaintiff, OR BK 5514 PG1719 Escambia County, Florida INSTRUMENT 2004-296550

VS.

Case No: 2004 SC 3213

DONALD E REED JR

RCD Oct 28, 2004 09:40 am Escambia County, Florida

Defendant(s).

ERNIE LEE MAGAHA Clerk of the Circuit Court INSTRUMENT 2004-296550

FINAL JUDGMENT AGAINST DEFENDANT

THIS ACTION was heard before the Court on 09/10/04. IT IS ORDERED AND ADJUDGED;

That judgment be, and the same is hereby entered in favor of the Plaintiff, ASSET ACCEPTANCE LLC, 6985 Miller Road, Warren, MI 48092, and against Defendant DONALD E REED JR 1215 N 7TH AVE PENSACOLA, FL 32503-5920 in the sum of \$979.56 on principal, \$276.72 as prejudgment interest, with costs of \$99.50 for a total sum of \$1355.78 which sum shall bear interest of 7% per year for all of which let execution issue. It is further;

ORDERED AND ADJUDGED that defendant shall complete FLorida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the plaintiff's attorney within forty five (45) days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction in this case is retained to enter further orders that are proper to compel the defendant to complete form 7.343 and return it to the plaintiff's attorney.

OCTOBER OCTOBER OCTOBER OCTOBER . 2004.	25	day of
COUNTY COURT JUDGE	lusar	for I
cc: ASSET ACCEPTANCE LLC C/O Rodolfo J. Maro, Brandon, FL 33509, Bar - 0103799	P.O. 180x	9065 TE
DONALD E REED JR 1215 N 7TH AVE PENSACOLA FL 32503-5920	TY CIVIL D & REC	WE LEE AND AND A COT 25
11058005	COROED	D UNITY F
794.0.8	222	

Order: QuickView_Gtr Gte Doc: FLESCA:5514-01719~12033 Requested By: AshleyMcDonald, Printed: 12/6/2022 5:42 PM

Recorded in Public Records 12/20/2023 1:37 PM OR Book 9083 Page 514, Instrument #2023100066, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50

Recorded in Public Records 12/20/2023 12:45 PM OR Book 9083 Page 337, Instrument #2023100025, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording S35.50

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

PETITIONER

ESCAMBIA COUNTY FLORIDA,

CASE NO: LOCATION: PR#:

CE23041526N 16 BRIGADIER ST 502S305090017004

VS.

REED DONALD EST OF, 16 BRIGADIER ST PENSACOLA, FL 32507

RESPONDENT(S)

CERTIFIED TO BE A TRUE (P) ORIGINAL ON FILE IN THIS OFF WITNESS MY HAND AND OFF (A)

PAM CHILDERS

D.C.

CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY:_____2 DATE:___ 12/20/2023

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,

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

Unsafe Structures - 30-203 (P) Eaves/soffits

Unsafe Structures - 30-203 (U) Broken/cracked

Sec. 82-171. Solid Waste - Mandatory Collection

Page 1 Of 4

6/9/25, 11:08 AM

BK: 9083 PG: 515

BK: 9083 PG: 338

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until 3/18/2024 to correct the violation(s) and to bring the violation into compliance. 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.

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

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

Remove all refuse and dispose of legally and refrain from future littering

Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods

If Respondent(s) fail to fully correct the violation(s) within the time required,
Respondent(s) will be assessed a fine of \$20.00 per day, commencing 3/19/2024.

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

Page 2 Of 4

6/9/25, 11:08 AM

BK: 9083 PG: 516

BK: 9083 PG: 339

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 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.

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If RESPONDENT(S) wish(es) to appeal, RESPONDENT(S) must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than 30 days from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

Page 3 Of 4

BK: 9083 PG: 517 Last Page

BK: 9083 PG: 340 Last Page

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

DONE AND ORDERED in Escambia County, Florida on this 19th day of

December, 2023.

Gregory Farrar Special Magistrate

Office of Environmental Enforcement

Recorded in Public Records 5/28/2024 4:44 PM OR Book 9152 Page 1368, Instrument #2024040620, Pam Childers Clerk of the Circuit Court Escambia County, FL

Recorded in Public Records 8/16/2023 5:53 PM OR Book 9025 Page 1816, Instrument #2023066317, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 179093528 E-Filed 08/07/2023 03:51:31 PM

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

SMALL CLAIMS DIVISION CASE NO. 2022 SC 004453

LVNV FUNDING LLC C/O RESURGENT CAPITAL SERVICES LP P.O. BOX 10466 GREENVILLE, SC 29603 Plaintiff.

vs.

DONALD REED 1215 N 7TH AVE PENSACOLA, FL 32503-5920 Defendant.

FINAL JUDGMENT

At a Small Claims Pretrial Conference on October 19, 2022, the parties appeared and entered into a court-ordered payment plan. The Plaintiff has now filed a Motion for Final Judgment in that the defendant has failed to comply with the terms and conditions of the Agreement. The court, having reviewed the Affidavit filed in support of the motion, finds that the plaintiff is entitled to a Final Judgment, it is hereby,

ORDERED AND ADJUDGED that Plaintiff, LVNV FUNDING LLC, C/O Resurgent Capital Services LP P.O. Box 10466Greenville, SC 29603 by and through undersigned counsel recover from Defendant Donald Reed, SSN:***-**- 1215 N 7th Ave, Pensacola, FL 32503-5920, the sum of \$1,162.41 in principal, \$246.50 for court costs, making a total of \$1,408.91 that shall bear interest at the prevailing statutory interest rate of 7.69% per annum, for which let execution issue. The interest rate will adjust in accordance with \$55.03 Fla. Stat. Plaintiff shall be entitled to post-judgment costs incurred in the execution of the judgment pursuant to Florida Statute. It is further

ORDERED AND ADJUDGED that the Defendant shall complete the Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet) or Florida Small Claims Rules Form 7.343 and return it to the Plaintiff's attorney, within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed.

BK: 9152 PG: 1369 Last Page

BK: 9025 PG: 1817 Last Page

JURISDICTION OF THIS CASE IS RETAINED to enter further orders that are proper to compel the Defendant to complete form 1.977 or 7.343, including all required attachments, and serve it on the Plaintiff's Counsel, as well as to award additional costs and attorney's fees incurred during execution of this Judgment consistent with § 57.115 Fla. Stat.

DONE AND ORDERED in chambers, Pensacola, Escambia County, Florida.

D.C.

Signed S COUNT FOURT JUDGE SOUT RITCHIE In 2022 SC 064453 In 6887/7023 14:40:53 ZAUHHID

Judge Scott Ritchie

cc: Mandarich Law Group, LLP, P.O. Box 952289, Lake Mary, FL 32795

Donald Reed, 1215 N 7th Ave , Pensacola FL 32503-5920 (FIS ATTACHED AND SENT)

CERTIFIED TO BE A TRUE COPY OF THE

ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL

PAM CHILDERS

CLERK OF THE CIRCUIT COURT & COMPTROLLER

ESCAMBIA COUNTY, FLORIDA

BY-

Horsch

DATE:

5-23-2024

Recorded in Public Records 9/28/2023 9:40 AM OR Book 9047 Page 1602, Instrument #2023078975, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00



Florida Department of Revenue WARRANT

DONALD EDWARD REED 314 N DE VILLIERS ST PENSACOLA, FL 32501-3862

Tax

: Sales and Use Tax

Business Partner #

: 1508813 : 00015162685

Contract Object # FEIN

Warrant #

: 1000000965718

Re: Warrant issued under Chapter

212_, Florida Statutes

THE STATE OF FLORIDA

TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT

Sales and Use Tax

TAX(ES).

The taxpayer named above in the County of

Escambia

indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$ 612.01
PENALTY	\$ 643.74
INTEREST	\$ 7.02
TOTAL	\$ 1262.77
FEE(S)	\$ 20.00
GRAND TOTAL	\$ 1282.77

For returns due on or before December 31, 1999, interest is due at the rate of 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.

WITNESS my hand and official seal in this City of __

Pensacola

Escambia

County, Florida, this 27th

day of September

2023



Jim Zingale, Executive Director Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:

State of Florida, Department of Revenue

PENSACOLA SERVICE CENTER 2205 LA VISTA AVE STE B Pensacola, FL 32504-8210

Recorded in Public Records 1/31/2024 7:55 AM OR Book 9097 Page 1533, Instrument #2024007228, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00



Florida Department of Revenue WARRANT

DONALD EDWARD REED 314 N DE VILLIERS ST PENSACOLA, FL 32501-3862

: Sales and Use Tax Tax

Business Partner #

: 1508813

Contract Object # FEIN

: 00015162685

Warrant #

: 1000000979512

Re: Warrant issued under Chapter

212_, Florida Statutes

THE STATE OF FLORIDA

TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUEN	T Sales and Use Tax	TAX(ES).
The taxpayer named above in the County of	Escambia	, is

indebted to the Department of Revenue, State of Florida, in the following amounts:

\$	2840.44
•	442.74
\$	79.07
\$	3362.25
\$	20.00
\$	3382.25
	\$ \$

For returns due on or before December 31, 1999, interest is due at the rate of 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.

WITNESS my hand and official seal in this City of __ Pensacola Escambia day of January County, Florida, this 30th 2024



Jim Zingale, Executive Director Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent Please bill to:

State of Florida, Department of Revenue

PENSACOLA SERVICE CENTER 2205 LA VISTA AVE STE B Pensacola, FL 32504-8210

Recorded in Public Records 3/27/2024 7:43 AM OR Book 9123 Page 645, Instrument #2024022889, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00



Florida Department of Revenue WARRANT

DONALD EDWARD REED 314 N DE VILLIERS ST PENSACOLA, FL 32501-3862

Tax

; Sales and Use Tax

Business Partner #

: 1508813

Contract Object #

: 00015162685

FEIN

Warrant #

: 1000000986507

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT	Sales and Use Tax	_TAX(ES).
The taxpayer named above in the County ofEscar	mbia	, is
indebted to the Department of Revenue, State of Floric	da, in the following amounts:	

TAX	\$ 1857.22
PENALTY	\$ 185.72
INTEREST	\$ 43.27
TOTAL	\$ 2086.21
FEE(S)	\$ 20.00
GRAND TOTAL	\$ 2106.21

For returns due on or before December 31, 1999, interest is due at the rate of 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.

WITNESS my hand and official seal in this City of Pensacola

Escambia County, Florida, this 26th day of March , 2024



Jim Zingale, Executive Director Department of Revenue, State of Florida

This instrument prepared by:

Please bill to:

Authorized Agent

State of Florida, Department of Revenue

PENSACOLA SERVICE CENTER 2205 LA VISTA AVE STE B Pensacola, FL 32504-8210

Recorded in Public Records 7/30/2024 8:09 AM OR Book 9181 Page 1383, Instrument #2024057771, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00



Florida Department of Revenue WARRANT

DONALD EDWARD REED 314 N DE VILLIERS ST PENSACOLA, FL 32501-3862

Tax

; Sales and Use Tax

Business Partner #

: 1508813

Contract Object #

: 00015162685

FEIN

Warrant #

: 1000001005424

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND

ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

W.	ARRANT	FOR CC	DLLECTION	OF DELINQUENT	_
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Sales and Use Tax

TAX(ES).

The taxpayer named above in the County of _

Escambia

. is

indebted to the Department of Revenue, State of Florida, in the following amounts:

\$ 3714.44
\$ 578.75
\$ 126.97
\$ 4420.16
\$ 20.00
\$ 4440.16
\$ \$ \$ \$

For returns due on or before December 31, 1999, interest is due at the rate of 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.

WITNESS my hand and official seal in this City of __

Pensacola

Escambia

County, Florida, this 29th

day of July

2024



Jim Zingale, Executive Director Department of Revenue, State of Florida

This instrument prepared by:

Please bill to:

State of Florida, Department of Revenue

PENSACOLA SERVICE CENTER 2205 LA VISTA AVE STE B Pensacola, FL 32504-8210

Recorded in Public Records 12/17/2024 2:01 PM OR Book 9245 Page 896, Instrument #2024094351, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00



Florida Department of Revenue WARRANT

DONALD EDWARD REED 314 N DE VILLIERS ST PENSACOLA, FL 32501-3862

Tax : Sales and Use Tax

Business Partner # : 1508813 Contract Object # : 00015162685

FEIN Warrant #

: 1000001022812

Re: Warrant issued under Chapter

_______, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUEN	T Sales and Use Tax	_TAX(ES).
The taxpayer named above in the County of	Escambia	, is

indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$ 3714.44
PENALTY	\$ 578.84
INTEREST	\$ 131.86
TOTAL	\$ 4425.14
FEE(S)	\$ 20.00
GRAND TOTAL	\$ 4445.14

For returns due on or before December 31, 1999, interest is due at the rate of 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.

WITNESS my hand and official seal in this City of Pensacola

Escambia County, Florida, this 12th day of December , 2024



Jim Zingale, Executive Director Department of Revenue, State of Florida

This instrument prepared by:

Please bill to:

State of Florida, Department of Revenue

PENSACOLA SERVICE CENTER 2205 LA VISTA AVE STE B Pensacola, FL 32504-8210

Recorded in Public Records 3/5/2025 4:16 PM OR Book 9283 Page 1749, Instrument #2025015767, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00



Florida Department of Revenue WARRANT

DONALD EDWARD REED 314 N DE VILLIERS ST PENSACOLA, FL 32501-3862

Tax

: Sales and Use Tax

Business Partner #

: 1508813

Contract Object #

00015162685

FEIN

Warrant #

: 1000001035700

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF D	ELINQUENTS	lles and Use Tax	TAX(ES).
The taxpayer named above in the C	ounty ofEscambia		, is
indebted to the Department of Reve	nue, State of Florida, ir	the following amounts:	
TAX	\$	1857.22	
PENAL	ΓY \$	289.42	
		00.40	

PENALTY	\$ 289.42
INTEREST	\$ 62.19
TOTAL	\$ 2208.83
FEE(S)	\$ 20.00
GRAND TOTAL	\$ 2228.83

For returns due on or before December 31, 1999, interest is due at the rate of 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.

WITNESS my hand and official seal in this City of Pensacola

Escambia County, Florida, this 4th day of March , 2025



Jim Zingale, Executive Director Department of Revenue, State of Florida

This instrument prepared by:

Please bill to:

State of Florida, Department of Revenue

PENSACOLA SERVICE CENTER 2205 LA VISTA AVE STE B Pensacola, FL 32504-8210







Florida Department of Revenue WARRANT

DONALD EDWARD REED 314 N DE VILLIERS ST PENSACOLA FL 32501-3862

Tax

: Sales and Use Tax

Business Partner #

: 1508813 : 00015162685

Contract Object # FEIN

Warrant #

: 1000001062949

Re: Warrant issued under Chapter

______, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

ALL AND SINGULAR, THE SHERIFFS OF THE ST	IATE OF FLORIL	A .	
WARRANT FOR COLLECTION OF DELINQUENT	Sales and	d Use Tax	TAX(ES).
The taxpayer named above in the County ofindebted to the Department of Revenue, State of	Escambia Florida, in the fo	ollowing amounts:	, is
made to the bepariment of his terial, ettile of	, , , , , , , , , , , , , , , , , , , ,		
TAX	\$	5571.66	
PENALTY	\$	973.31	
INTEREST	\$	289.10	
TOTAL	\$	6834.07	
FEE(S)	\$	20.00	
GRAND TOTAL	\$	6854.07	

For returns due on or before December 31, 1999, interest is due at the rate of 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.

WITNESS my hand and official seal in	this City of Pensacola		
Escambia	County, Florida, this 21st	day of August	, 2025



Jim Zingale, Executive Director Department of Revenue, State of Florida

This instrument prepared by:

Please bill to:

Authorized Agent

State of Florida, Department of Revenue

PENSACOLA SERVICE CENTER 2205 LA VISTA AVE STE B Pensacola, FL 32504-8210

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01916 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 14, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

				7							
DONALD E REED	DONAL	.D E REED		ĺ							
3220 N DAVIS HWY	16 BRIG	GADIER S	Т								
PENSACOLA, FL 32503	PENSAG	COLA, FL	32507	'							
			69	SET ACCEPTANCE 85 MILLER RD ARREN, MI 48092	LC.	1215 N	LD E REED JR N 7TH AVE COLA, FL 32503	-5920			
	LVNV FUNDING				CAPITAL SERVICES LP CORPORATION SERVICE COMP. 1201 HAYS ST						
	MIDLAND			CEPTANCE LLC REG AGENT CREDIT MANAGEMENT INC COM DR STE 100 & STE 350 . 33637 DONALD EDWARD I 314 N DE VILLIERS PENSACOLA, FL 325		ers s	Т				
					ES 33	CAMBIA 63 WES	COUNTY OFFIC CENTRAL OFFIC T PARK PLACE A FL 32505			NFORCE	:MENT
-		•***	9	CUA 255 STURDEVANT : ENSACOLA, FL 325	ST	2205B		ENUE			
				ESCAMBIA CO 190 GOVERNM PENSACOLA FL	ENT	TAL CEN	TE OF FLORIDA ITER				

WITNESS my official seal this 14th day of August 2025.

COMPTAGE AND COUNTRIES

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 1, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 01916, 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:

N 40 FT OF LT 6 AND ALL LTS 7 8 9 BLK 27 N PENSACOLA UNITS 1/2/3/4 PB 2 P 26/33/57 OR 1574 P 45 OR 7281 P 1762

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 051161000 (1025-51)

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

DONALD E REED

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

Dated this 11th day of August 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, 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

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REOUIRED.

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 1, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

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N 40 FT OF LT 6 AND ALL LTS 7 8 9 BLK 27 N PENSACOLA UNITS 1/2/3/4 PB 2 P 26/33/57 OR 1574 P 45 OR 7281 P 1762

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 051161000 (1025-51)

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

DONALD E REED

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

Dated this 11th day of August 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Post Property:

3220 N DAVIS HWY 32503



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 1, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01916**, 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:

N 40 FT OF LT 6 AND ALL LTS 7 8 9 BLK 27 N PENSACOLA UNITS 1/2/3/4 PB 2 P 26/33/57 OR 1574 P 45 OR 7281 P 1762

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 051161000 (1025-51)

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

DONALD E REED

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

Dated this 11th day of August 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Personal Services:

DONALD E REED3220 N DAVIS HWY
PENSACOLA, FL 32503



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 25-008981

102551

Document Number: ECSO25CIV033727NON

TAN DEED

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 01916 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE DONALD E REED

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/22/2025 at 8:57 AM and served same at 7:45 AM on 8/26/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

Bv.

K. LUCAS, CPS

Service Fee: Receipt No: \$40.00 BILL

WARNING

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Dated this 11th day of August 2025.

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IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Post Property:

3220 N DAVIS HWY 32503



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1075-51

Document Number: ECSO25CIV033685NON

Agency Number: 25-009028

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 01916 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: DONALD E REED

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 8/22/2025 at 8:58 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for DONALD E REED , Writ was returned to court UNEXECUTED on 8/27/2025 for the following reason:

BUSINESS NO LONGER EXIST/CLOSED. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

` K. LUCAS, CPS

Service Fee: Receipt No: \$40.00 BILL

Printed By: CNMORTON

WARNING

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Personal Services:

DONALD E REED 3220 N DAVIS HWY PENSACOLA, FL 32503



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

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Personal Services:

DONALD E REED3220 N DAVIS HWY
PENSACOLA, FL 32503

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PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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DONALD E REED [1025-51] 3220 N DAVIS HWY PENSACOLA, FL 32503 DONALD E REED [1025-51] 16 BRIGADIER ST PENSACOLA, FL 32507

9171 9690 0935 0127 1897 39

9/2 RETURNED. UACANT

ASSET ACCEPTANCE LLC [1025-51] 6985 MILLER RD WARREN, MI 48092

9171 9690 0935 0127 1897 53

LVNV FUNDING LLC [1025-51] C/O RESURGENT CAPITAL SERVICES LP PO BOX 10466 GREENVILLE, SC 29603

9171 9690 0935 0127 1897 77

ASSET ACCEPTANCE LLC REG AGENT [1025-51] MIDLAND CREDIT MANAGEMENT INC 1308 TELECOM DR STE 100 & STE 350 TAMPA, FL 33637

9171 9690 0935 0127 1897 15

ESCAMBIA COUNTY / COUNTY ATTORNEY [1025-51] 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502

> ECUA [1025-51] 9255 STURDEVANT ST PENSACOLA, FL 32514

9171 9690 0935 0127 1896 78

9171 9690 0935 0127 1897 46

DONALD E REED JR [1025-51] 1215 N 7TH AVE PENSACOLA, FL 32503-5920

9171 9690 0935 0127 1897 60

LVNV FUNDING LLC REGISTERED
AGENT [1025-51]
CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE, FL 32501

9171 9690 0935 0127 1897 22

DONALD EDWARD REED [1025-51] 314 N DE VILLIERS ST PENSACOLA, FL 32501-3862

9171 9690 0935 0127 1897 08

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT [1025-51] ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505

9171 9690 0935 0127 1896 61

FLORIDA DEPT OF REVENUE [1025-51] 2205B LA VISTA AVE PENSACOLA FL 32504

9171 9690 0935 0127 1896 85

ESCAMBIA COUNTY / STATE OF FLORIDA [1025-51] 190 GOVERNMENTAL CENTER PENSACOLA FL 32502

Pam Childers

Clerk of the Circuit Court & Comptroller Official Records 221 Palafox Place, Stite 110

Pensacota, FL 32502

SCAMBIA COUN

DONALD E REED [1025-51] 3220 N DAVIS HWY PENSACOLA, FL 32503





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Pam Childers

Clerk of the Circuit Court & Comptroller Official Records
221 Palafox Place, Suite 110

Pensacola, FL 32502 ESCAMBIN



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NIXIE 482 0009/07/25

ASSET ACCEPTANCE LLC [1025-51] 6985 MILLER RD WARREN, MI 48092

*2738-00576-23-21

Pam Childers Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110 Pensacola, FL 32502



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T-UNCLAIMED

DONALD E REED JR [1025-51] 1215 N 7TH AVE PENSACOLA, FL 32503-5920

_. 9AZEB2985ADZ9808

32503-592**015**

NIXIE

RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

326

BC: 32502583335

9171 9690 0935 0127 1897 08



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0009/20/23

DONALD EDWARD REED [1025-51] 314 N DE VILLIERS ST PENSACOLA, FL 32501-3862

CAMBIA COURTY,

Pam Childers

Clerk of the Circuit Court & Comptroller Official Records 221 Palafox Place, Suite 110 Pensacola, FL 32502

RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

326

32502583335

*2738-01434-23-20

_ < 9490900902266228 32501-385214C 32502>5833

NIXIE

Tax Certificate #	2013 10 01916
Account #	05:1141:000,
	DMADE PED
Property Owner	1/01 1/10 01 10 10 10 20 172
Property Address	37710 N DAVIS FIM 30503
SOLD TO:	
HAMU MAMMALLA	
Disbursed to/for:	Amount Pd: Registry Balance: 5 03,032,90
Recording Fees (from TXD receipt)	\$7410.70 \$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$1411.45 \$
Tax Collector Fee (from redeem screen)	\$ 6.25
Certificate holder/taxes & app fees	\$9680.97 / \$
Refund High Bidder unused sheriff fees	\$ 139.10
Additional taxes	\$ 70 / \$
Postage fiperhotices Steller Flats	\$ 90.00 \$ 91518.33
rospage librar flottiges of leading from	\$ \$
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BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN	I BENGHMARKIIIIIIIIII
Lien Information:	Due \$
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Post sale process:	Notes:
Tax Deed Results Report to Tax Collector	
Print Deed/Send to Admin for signature	
Request check for recording fees/doc stamps	
Request check for Clerk Registry fee/fee due clerk	
Request check for Tax Collector fee (\$6.25 etc)	
Request check for certificate holder refund/taxes & app fees	
Request check for any unused sheriff fees to high bidder	
Determine government liens of record/ amounts due	
Print Final notices to all lienholders/owners	
Request check for postage fees for final notices	
Record Tax Deed/Certificate of Mailing	\sqcup
Copy of Deed for file and to Tax Collector	

PAM CHILDERS

CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE

TRAFFIC



COUNTY OF ESCAMBIA OFFICE OF THE CLERK OF THE CIRCUIT COURT

BRANCH OFFICES ARCHIVES AND RECORDS JUVENILE DIVISION CENTURY

CLERK TO THE BOARD OF COUNTY COMMISSIONERS OFFICIAL RECORDS COUNTY TREASURY AUDITOR

PAM CHILDERS, CLERK OF THE CIRCUIT COURT High Bid Tax Deed Sale

Cert # 001916 of 2023 Date 10/1/2025 Name HANY HANNALLA

Cash Summary

Cash Deposit	\$5,130.00
Total Check	\$98,230.70
Grand Total	\$103,360.70

PAM CHILDERS
Clerk of the Cirquit Court

Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502 (850) 595-3793 • FAX (850) 595-4827 • http://www.clerk.co.escambia.fl.us

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Cert # 001916 of 2023 Date 10/1/2025 Name HANY HANNALLA

C	ash	Summa	ary
\sim	ach	Denosit	

Cash Deposit	\$5,130.00
Total Check	\$98,230.70
Grand Total	\$103,360.70

Purchase Price (high bid amount)	\$102,600.00	Total Check \$98,230.70
+ adv recording deed	\$10.00	Adv Recording Deed \$10.00
+ adv doc. stamps deed	\$718.20	Adv Doc. Stamps \$718.20
+ Adv Recording For Mailing	\$18.50	
Opening Bid Amount	\$9,670.22	Postage \$97.90
		Researcher Copies \$0.00
- postage	\$97.90	
- Researcher Copies	\$0.00	
		Adv Recording Mail Cert \$18.50
- Homestead Exempt	\$0.00	
A Thinking to the control of the con	and the second s	Clerk's Prep Fee \$14.00
=Registry of Court	\$9,572.32	Registry of Court \$9,572.32
Purchase Price (high bid)	\$102,600.00	
-Registry of Court	\$9,572.32	Overbid Amount \$92,929.78
-advance recording (for mail certificate)	\$18.50	
-postage	\$97.90	
-Researcher Copies	\$0.00	
= Overbid Amount	\$92,929.78	

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Clerk of the Circuit Court

Deputy Clerk

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PAM CHILDERS

CLERK OF THE CIRCUIT COURT ARCHIVES AND RECORDS CHILDSUPPORT CIRCUIT CIVIL CIRCUIT CRIMINAL COUNTY CIVIL COUNTY CRIMINAL DOMESTIC RELATIONS FAMILY LAW JURY ASSEMBLY JUVENILE MENTAL HEALTH MIS OPERATIONAL SERVICES PROBATE

TRAFFIC



COUNTY OF ESCAMBIA OFFICE OF THE CLERK OF THE CIRCUIT COURT

BRANCH OFFICES ARCHIVES AND RECORDS JUVENILE DIVISION **CENTURY**

CLERK TO THE BOARD OF COUNTY COMMISSIONERS OFFICIAL RECORDS COUNTY TREASURY **AUDITOR**

Case # 2023 TD 001916 **Sold Date** 10/1/2025

Name HANY HANNALLA

RegistryOfCourtT = TAXDEED	\$9,572.32
overbidamount = TAXDEED	\$92,929.78
PostageT = TD2	\$97.90
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$718.20
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	M VIEW IMAGES
6/1/2023	0101	CASE FILED 06/01/2023 CASE NUMBER 2023 TD 001916	
5/30/2025	TD83	TAX COLLECTOR CERTIFICATION	AMILO
5/30/2025	TD84	PA INFO	
5/30/2025	TD84	TDA NOTICE	
6/11/2025	RECEIPT	PAYMENT \$720.00 RECEIPT #2025044930	
7/18/2025	TD82	PROPERTY INFORMATION REPORT	
8/25/2025	TD81	CERTIFICATE OF MAILING	
8/29/2025	CheckVoided	CHECK (CHECKID 144882) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
8/29/2025	CheckMailed	CHECK PRINTED: CHECK # 900039409 - - REGISTRY CHECK	
9/2/2025	TD84	SHERIFF RETURN OF SERVICE	
9/9/2025	TD84	CERTIFIED MAIL TRACKING / RETURNED MAIL / ADDITIONAL RESEARCH	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
5/30/2025 2:28:50 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
5/30/2025 2:28:50 PM	TAXDEED	TAX DEED CERTIFICATES	584.00	584.00	0.00	0.00
5/30/2025 2:28:49	TD4	PREPARE ANY	7.00	7.00	0.00	0.00

PM		INSTRUMENT				
5/30/2025 2:28:51 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
5/30/2025 2:30:47 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	720.00	720.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
6/11/2025 11:43:08 AM	2025044930	SCOTT LUNSFORD TAX COLLECTOR	720.00	720.00	0.00
		Total	720.00	720.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
8/29/2025 10:20:15 AM	Check (outgoing)	102030086	BALLINGER PUBLISHING	PO BOX 12665	200.00	900039409 CLEARED ON 8/29/2025
6/11/2025 11:43:08 AM	Deposit	102007728	SCOTT LUNSFORD TAX COLLECTOR		584.00	Deposit
	Deposited	d	Used		Ва	alance
78-	584.00		7,600.00		-7	,016.00

Auction Results Report

le Date Case ID	Parcel	Bidde	Winnin	g Deposit	Auction Balance	Clerk Fee	Rec Fee	EA Fre	POPR F	Doc Stam	Total Due	Auction Status	Certificate Number	Name On Tr	tle Title Addre
/01/202 <u>2023 TD 00</u>	19 0425306	Edit Na	Rid ne on Title		Нагалсе	T PP			×	718.20	\$98,230.70	Sold	01916	Adel Hanalla	7791 untrein
/03/202 <u>2023 TD 00</u>		Nam	on Title	Custom F	ields S	tyle				343.70	\$47,031.20	Sold	03311	Maksim maty	runir 6522 park a
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		٨	ame:	Adel Har	alla			······································					+	HW	ノイ、
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		Z	ip:	32534			***************************************								
?	17	OTALS: H	ems Count: :	: Balance: (Upd	of 1 » Rec Fee			imps: \$1,061.9	0 Total D	ae: \$145,261	.90	View
?	Τ.	١,		Balance:	\$144,115.00	≪ Pa Clerk Fe	ge 1 es: \$0.00	Rec Fee		Doc Sta					view Ma

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

July 16, 2025

Tax Account #: 05-1161-000

1. The Grantee(s) of the last deed(s) of record is/are: **DONALD E REED**

By Virtue of Corporation Warranty Deed recorded 9/1/1981 in OR 1574/45 together with Death Certificate recorded 1/5/2015 in OR 7281/1762

- 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:
- (3) a. Code Enforcement Order in favor of Escambia County recorded 11/8/2023 OR 9065/1975
- b. Lien in favor of Emerald Coast Utilities Authority recorded 4/14/2020 OR 8279/814
 - c. Judgment in favor of Asset Acceptance LLC recorded 10/28/2004 OR 5514/1719
- d. Code Enforcement Order in favor of Escambia County recorded 12/20/2023 OR 9083/514 e. Judgment in favor of LVNV Funding LLC recorded 5/28/2024 OR 9152/1368
- Tax Warrant in favor of Department of Revenue recorded 9/28/2023 OR 9047/1602
- g. Tax Warrant in favor of Department of Revenue recorded 1/31/2024 OR 9097/1533
- h. Tax Warrant in favor of Department of Revenue recorded 3/27/2024 OR 9123/645
- i. Tax Warrant in favor of Department of Revenue recorded 7/30/2024 OR 9181/1383
- j. Tax Warrant in favor of Department of Revenue recorded 12/17/2024 OR 9245/896
 - k. Tax Warrant in favor of Department of Revenue recorded 3/5/2025 OR 9283/1749

4. Taxes:

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

Tax Account #: 05-1161-000 Assessed Value: \$162,228.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo does book, and page are included for your review): **NONE**

UBLOCATOR DOR

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.

Mylinda Johnson (COC)

20230L0896100 (9005/1915)

From: Katherine E. Williams

Sent: Wednesday, October 1, 2025 1:12 PM

To: Mylinda Johnson (COC); Ashley Danner (COC); Beth A. Larrieu; Caleb M. White; Chinnia

M. Moore; DeLana Allen-Busbee (COC); Heather Mahoney (COC); Miriam H. Nelson

(COC); Nichole Allen (COC); Stacey W. Coker; Terrance D. Davis

Cc: Emily Hogg (COC); Shannon Suarez (COC)

Subject: Re: 3220 N. Davis Hwy / CE23073695N (Tax Deed case 2023 TD 001916)

Property is not in compliance as of today per mgo. \$14,325.00 in Daily Fines as of today (10-1-25) and \$250.00 in court costs.

Thank you,

Katie Williams Code Enforcement Administrative Assistant

850-595-1821

14375 Fines 250 CC 24 REC.

From: Katherine E. Williams < kewilliams@myescambia.com>

Sent: Wednesday, October 1, 2025 1:10 PM

To: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>; Ashley Danner (COC) <adanner@escambiaclerk.com>; Beth A. Larrieu <balarrie@myescambia.com>; Caleb M. White <cmwhite@myescambia.com>; Chinnia M. Moore <CMMOORE@myescambia.com>; DeLana Allen-Busbee (COC) <DAllen-Busbee@escambiaclerk.com>; Heather Mahoney (COC) <HMAHONEY@escambiaclerk.com>; Miriam H. Nelson (COC) <MHNelson@escambiaclerk.com>; Nichole Allen (COC) <NAllen@escambiaclerk.com>; Stacey W. Coker <SWCOKER@MyEscambia.com>; Terrance D. Davis <TEDAVIS@myescambia.com>

Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>; Shannon Suarez (COC) <SSuarez@escambiaclerk.com> Subject: Re: 3220 N. Davis Hwy / CE23073695N (Tax Deed case 2023 TD 001916)

\$14,325.00 in Daily Fines as of today (10-1-25) and \$250.00 in court costs.

Thank you,

Katie Williams
Code Enforcement
Administrative Assistant
850-595-1821

From: Mylinda Johnson (COC) < MJOHNSON@escambiaclerk.com>

Sent: Wednesday, October 1, 2025 12:11 PM

To: Ashley Danner (COC) <adanner@escambiaclerk.com>; Beth A. Larrieu <balarrie@myescambia.com>; Caleb M. White <cmwhite@myescambia.com>; Chinnia M. Moore <CMMOORE@myescambia.com>; DeLana Allen-Busbee (COC) <DAllen-Busbee@escambiaclerk.com>; Heather Mahoney (COC) <HMAHONEY@escambiaclerk.com>; Katherine E. Williams <kewilliams@myescambia.com>; Miriam H. Nelson (COC) <MHNelson@escambiaclerk.com>; Nichole Allen (COC) <NAllen@escambiaclerk.com>; Stacey W. Coker <SWCOKER@MyEscambia.com>; Terrance D. Davis <TEDAVIS@myescambia.com>

Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>; Shannon Suarez (COC) <SSuarez@escambiaclerk.com> **Subject:** 3220 N. Davis Hwy / CE23073695N (Tax Deed case 2023 TD 001916)

Good morning,

Is the following property in compliance? If not, can you please provide a payoff through today?

Thanks, Mylinda

> Recorded in Public Records 11/8/2023 1:42 PM OR Book 9065 Page 1975, Instrument #2023089666, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50

Recorded in Public Records 11/8/2023 12:44 PM OR Book 9065 Page 1905, Instrument #2023089632, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50

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

PETITIONER ESCAMBIA COUNTY FLORIDA, CASE NO: 0428306001006027 PR#:

CE23073695N LOCATION: 3220 N DAVIS HWY

VS.

REED, DONALD E 3220 N DAVIS HWY PENSACOLA, FL 32503

RESPONDENT(S)

CERTIFIED TO ORIGINAL O WITNESS MY F

CLERK OF THE CIRC

BY: DATE:

ORDER

This CAUSE having come before the Office of Environmental Enforc



Mylinda Johnson

Operations Supervisor 850-595-4813 miohnson@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.

Recorded in Public Records 11/8/2023 1:42 PM OR Book 9065 Page 1975, Instrument #2023089666, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50

Recorded in Public Records 11/8/2023 12:44 PM OR Book 9065 Page 1905, Instrument #2023089632, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording S35.50

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

PETITIONER ESCAMBIA COUNTY FLORIDA, CASE NO:

CE23073695N **LOCATION: 3220 N DAVIS HWY**

PR#:

042\$306001006027

DATE:

VS.

REED, DONALD E 3220 N DAVIS HWY PENSACOLA, FL 32503

RESPONDENT(S)

CERTIFIED TO BE A TRUE COP ORIGINAL ON FILE INTELS OF WITNESS MY HAND AND OFFICIAL SE

PAM CHILDERS CLERK OF THE CIRCUIT COURT & COMPTROLLER

ESCAMBIA COUNTY, FLORIDA

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, 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:

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

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

Sec. 42-196(c) Nulsance - (C) Inoperable Vehicle

Sec. 42-196(d) Nuisance - (D) Overgrowth

Unsafe Structure - 30-203 (CC) Accessory structure unmaintained

Unsafe Structures - 30-203 (DD) Structural elements unmaintained

Unsafe Structures - 30-203 (P) Eaves/soffits

BK: 9065 PG: 1976

BK: 9065 PG: 1906

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until 3/6/2024 to correct the violation(s) and to bring the violation into compliance. 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.

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of \$25.00 per day, commencing 3/7/2024. 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 Page 2 Of 4 BK: 9065 PG: 1977

BK: 9065 PG: 1907

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 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.

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If RESPONDENT(S) wish(es) to appeal, RESPONDENT(S) must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than 30 days from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

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

BK: 9065 PG: 1978 Last Page

BK: 9065 PG: 1908 Last Page

DONE AND ORDERED in Escambia County, Florida on this 7th day of

November, 2023.

John B. Trawick
Special Magistrate
Office of Environmental Enforcement

Mylinda Johnson (COC)

2023CL 1000lds CE2304 1526N

9083/514)

From:

Katherine E. Williams

Sent:

Wednesday, October 1, 2025 1:13 PM

To:

Mylinda Johnson (COC); Ashley Danner (COC); Beth A. Larrieu; Caleb M. White; Chinnia

M. Moore; DeLana Allen-Busbee (COC); Heather Mahoney (COC); Miriam H. Nelson

(COC); Nichole Allen (COC); Stacey W. Coker; Terrance D. Davis

Cc:

Shannon Suarez (COC); Emily Hogg (COC)

Subject:

Re: 16 Brigadier St / CE2304126N (Tax Deed case 2023 TD 001916)

Property is not complied per MGO as of today 10-1-25.

Daily fines as of today are at \$11,220 and continue to acrue. Court Costs are \$250.00

Thank you,

Katie Williams
Code Enforcement
Administrative Assistant
850-595-1821

250 CC 24 PEC.

From: Mylinda Johnson (COC) < MJOHNSON@escambiaclerk.com>

Sent: Wednesday, October 1, 2025 12:16 PM

To: Ashley Danner (COC) <adanner@escambiaclerk.com>; Beth A. Larrieu <balarrie@myescambia.com>; Caleb M. White <cmwhite@myescambia.com>; Chinnia M. Moore <CMMOORE@myescambia.com>; DeLana Allen-Busbee (COC) <DAllen-Busbee@escambiaclerk.com>; Heather Mahoney (COC) <HMAHONEY@escambiaclerk.com>; Katherine E. Williams <kewilliams@myescambia.com>; Miriam H. Nelson (COC) <MHNelson@escambiaclerk.com>; Nichole Allen (COC) <NAllen@escambiaclerk.com>; Stacey W. Coker <SWCOKER@MyEscambia.com>; Terrance D. Davis <TEDAVIS@myescambia.com>

Cc: Shannon Suarez (COC) <SSuarez@escambiaclerk.com>; Emily Hogg (COC) <EHOGG@escambiaclerk.com> Subject: 16 Brigadier St / CE2304126N (Tax Deed case 2023 TD 001916)

Is the following property in compliance? If not, can you please provide a payoff through today?

Thank you.

Recorded in Public Records 12/20/2023 1:37 PM OR Book 9083 Page 514, Instrument #2023100066, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50

Recorded in Public Records 12/20/2023 12:45 PM OR Book 9083 Page 337, Instrument #2023100025, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50

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

PETITIONER ESCAMBIA COUNTY FLORIDA, CASE NO: PR#:

CE23041526N LOCATION: 16 BRIGADIER ST 502330509001700

VS.

REED DONALD EST OF. 16 BRIGADIER ST PENSACOLA, FL 32507

RESPONDENT(S)

CERTIFIED TO ORIGINAL (WITNESS MY

CLERK OF THE CIR

DATE:

ESCAMB

ORDER



Mylinda 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.

Recorded in Public Records 12/20/2023 1:37 PM OR Book 9083 Page 514, Instrument #2023100066, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50

Recorded in Public Records 12/20/2023 12:45 PM OR Book 9083 Page 337, Instrument #2023100025, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording S35.50

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

PETITIONER

ESCAMBIA COUNTY FLORIDA,

CASE NO: LOCATION: PR#:

CE23041526N 16 BRIGADIER ST 502S305090017004

DATE:

VS.

REED DONALD EST OF, 16 BRIGADIER ST PENSACOLA, FL 32507

RESPONDENT(S)

CERTIFIED TO BE A TRUE (P) OF ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL S

NESS MY HAND AND OFF PAM CHILDERS

CLERK OF THE CIRCUIT COURT & COMPTROLLER

ESCAMBIA COUNTY, FLORIDA

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,

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

Unsafe Structures - 30-203 (P) Eaves/soffits

Unsafe Structures - 30-203 (U) Broken/cracked

Sec. 82-171. Solid Waste - Mandatory Collection

BK: 9083 PG: 515

BK: 9083 PG: 338

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until 3/18/2024 to correct the violation(s) and to bring the violation into compliance. 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.

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

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

Remove all refuse and dispose of legally and refrain from future littering

Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods

If Respondent(s) fail to fully correct the violation(s) within the time required,
Respondent(s) will be assessed a fine of \$20.00 per day, commencing 3/19/2024.

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

BK: 9083 PG: 516

BK: 9083 PG: 339

OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S). At the request of Escambla 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 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.

Magistrate to the Circuit Court of Escambia County. If RESPONDENT(S) wish(es) to appeal, RESPONDENT(S) must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than 30 days from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

BK: 9083 PG: 517 Last Page

BK: 9083 PG: 340 Last Page

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

DONE AND ORDERED in Escambia County, Florida on this 19th day of

December, 2023.

Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 9/28/2023 9:40 AM OR Book 9047 Page 1602, Instrument #2023078975, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

2118

Florida Department of Revenue WARRANT

DONALD EDWARD REED 314 N DE VILLIERS ST PENSACOLA, FL 32501-3862

Tax

: Sales and Use Tax

Business Partner #

: 1508813

Contract Object #

:00015162685

FEIN Warrant #

: 1000000965718

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

Sales and Use Tax TAX(ES). WARRANT FOR COLLECTION OF DELINQUENT Escambia The taxpayer named above in the County of indebted to the Department of Revenue, State of Florida, in the following amounts: 612.01 TAX 643.74 \$ PENALTY 7.02 **INTEREST** \$ 1262.77 \$ TOTAL 20.00 FEE(S) 1282.77 **GRAND TOTAL**

For returns due on or before December 31, 1999, interest is due at the rate of 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.

WITNESS my hand and official seal in this City of Pensacola

Escambia County, Florida, this 27th day of September , 2023



Jim Zingale, Executive Director Department of Revenue, State of Florida

This instrument prepared by:

Please bill to:

Authorized Agent

State of Florida, Department of Revenue

PENSACOLA SERVICE CENTER 2205 LA VISTA AVE STE B Pensacola, FL 32504-8210

Recorded in Public Records 1/31/2024 7:55 AM OR Book 9097 Page 1533, Instrument #2024007228, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Florida Department of Revenue WARRANT

DONALD EDWARD REED 314 N DE VILLIERS ST PENSACOLA, FL 32501-3862 Tax

: Sales and Use Tax

Business Partner #

: 1508813

Contract Object #

: 00015162685

FEIN Warrant #

: 1000000979512

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

Sales and Use Tax TAX(ES). WARRANT FOR COLLECTION OF DELINQUENT_ Escambia The taxpayer named above in the County of indebted to the Department of Revenue, State of Florida, in the following amounts: 2840.44 TAX 442.74 \$ PENALTY 79.07 \$ **INTEREST** 3362.25 \$ TOTAL 20.00 \$ FEE(S) 3382.25 **GRAND TOTAL** \$

For returns due on or before December 31, 1999, interest is due at the rate of 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.

WITNESS my hand and official seal in this City of Pensacola

Escambia County, Florida, this 30th day of January , 2024



Jim Zingale, Executive Director Department of Revenue, State of Florida

This instrument prepared by:

Please bill to:

Authorized Agent

State of Florida, Department of Revenue

PENSACOLA SERVICE CENTER 2205 LA VISTA AVE STE B Pensacola, FL 32504-8210

Recorded in Public Records 3/27/2024 7:43 AM OR Book 9123 Page 645, Instrument #2024022889, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00



Florida Department of Revenue WARRANT

DONALD EDWARD REED 314 N DE VILLIERS ST PENSACOLA, FL 32501-3862

Tax : Sales and Use Tax

Business Partner #
Contract Object #

; 1508813 : 00015162685

FEIN

-

Warrant #

: 1000000986507

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND

ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT

Sales and Use Ta

Sales and Use Tax TAX(ES)

The taxpayer named above in the County of _____Escambia indebted to the Department of Revenue, State of Florida, in the following amounts:

amounts:

TAX	\$ 1857.22
PENALTY	\$ 185.72
INTEREST	\$ 43.27
TOTAL	\$ 2086.21
FEE(S)	\$ 20.00
GRAND TOTAL	\$ 2106.21

For returns due on or before December 31, 1999, interest is due at the rate of 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.

WITNESS my hand and official seal in this City of Pensacola

Escambia County, Florida, this 26th day of March , 2024



Jim Zingale, Executive Director Department of Revenue, State of Florida

This instrument prepared by:

Please bill to: Authorized Agent

State of Florida, Department of Revenue

PENSACOLA SERVICE CENTER 2205 LA VISTA AVE STE B

Pensacola, FL 32504-8210

Recorded in Public Records 7/30/2024 8:09 AM OR Book 9181 Page 1383, Instrument #2024057771, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00



Florida Department of Revenue WARRANT

DONALD EDWARD REED 314 N DE VILLIERS ST PENSACOLA, FL 32501-3862

Tax : Sale

: Sales and Use Tax : 1508813

Business Partner #
Contract Object #

: 00015162685

FEIN

Warrant #

1000001005424

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF	DELINQUENT_	Sales and	Use Tax	TAX(ES).
The taxpayer named above in the indebted to the Department of Re	County of	scambia Torida, in the fo	llowing amounts:	, is
TAX PENA INTEI TOTA FEE(S GRAI	REST L	\$ \$ \$ \$ \$	3714.44 578.75 126.97 4420.16 20.00 4440.16	

For returns due on or before December 31, 1999, interest is due at the rate of 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.

WITNESS my hand and official seal in this City of Pensacola

Escambia County, Florida, this 29th day of July , 2024



Jim Zingale, Executive Director Department of Revenue, State of Florida

This instrument prepared by

Please bill to:

State of Florida, Department of Revenue

PENSACOLA SERVICE CENTER 2205 LA VISTA AVE STE B Pensacola, FL 32504-8210

Recorded in Public Records 12/17/2024 2:01 PM OR Book 9245 Page 896, Instrument #2024094351, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00



Florida Department of Revenue WARRANT

DONALD EDWARD REED 314 N DE VILLIERS ST PENSACOLA, FL 32501-3862

Tax : Sales and Use Tax

Business Partner # : 1508813 Contract Object # : 00015162685

FEIN Warrant #

: 1000001022812

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

ALL AND SINGULAN,	THE OFFERM TO OF THE OW	IL OI I LOIND		
WARRANT FOR COLL	ECTION OF DELINQUENT_	Sales and	Use Tax	TAX(ES).
	bove in the County ofEstment of Revenue, State of F	scambia Iorida, in the fo	llowing amounts:	, is
	TAX PENALTY INTEREST TOTAL FEE(S) GRAND TOTAL	\$ \$ \$ \$ \$	3714.44 578.84 131.86 4425.14 20.00 4445.14	

For returns due on or before December 31, 1999, interest is due at the rate of 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.

WITNESS my hand and official seal in this City of Pensacola

Escambia County, Florida, this 12th day of December , 2024



Jim Zingale, Executive Director Department of Revenue, State of Florida

This instrument prepared by:

Please bill to:

State of Florida, Department of Revenue

PENSACOLA SERVICE CENTER 2205 LA VISTA AVE STE B Pensacola, FL 32504-8210

Recorded in Public Records 3/5/2025 4:16 PM OR Book 9283 Page 1749, Instrument #2025015767, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00



Florida Department of Revenue WARRANT

DONALD EDWARD REED 314 N DE VILLIERS ST PENSACOLA, FL 32501-3862

Tax : Sales and Use Tax Business Partner # : 1508813

Business Partner #
Contract Object #

: 00015162685

FEIN

Warrant # : 1000001035700

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQU	JENT Sales an	d Use Tax	TAX(ES)
The taxpayer named above in the County of indebted to the Department of Revenue, Sta		ollowing amounts:	, is
TAX PENALTY INTEREST TOTAL FEE(S)	\$ \$ \$ \$	1857.22 289.42 62.19 2208.83 20.00	
GRAND TOTAL	. \$	2228.83	

For returns due on or before December 31, 1999, interest is due at the rate of 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.

WITNESS my hand and official seal in this City of Pensacola

Escambia County, Florida, this 4th day of March , 2025



Jim Zingale, Executive Director Department of Revenue, State of Florida

Authorized Agent

This instrument prepared by:

Please bill to:

State of Florida, Department of Revenue

PENSACOLA SERVICE CENTER 2205 LA VISTA AVE STE B

Pensacola, FL 32504-8210







Florida Department of Revenue WARRANT

DONALD EDWARD REED 314 N DE VILLIERS ST PENSACOLA FL 32501-3862

Tax

: Sales and Use Tax

Business Partner #

1508813

Contract Object #

: 00015162685

FEIN

Warrant #

: 1000001062949

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA

TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT	Sales and	d Use Tax	TAX(ES).
The taxpayer named above in the County of indebted to the Department of Revenue, State of	Escambia Florida, in the fo	llowing amounts:	, is
TAX PENALTY INTEREST TOTAL FEE(S) GRAND TOTAL	\$ \$ \$ \$ \$ \$	5571.66 973.31 289.10 6834.07 20.00 6854.07	

For returns due on or before December 31, 1999, interest is due at the rate of 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.

WITNESS my hand and official seal in this City of Pensacola

Escambia County, Florida, this 21st day of August , 2025



Jim Zingale, Executive Director Department of Revenue, State of Florida

This instrument prepared by:

Please bill to:

State of Florida, Department of Revenue

PENSACOLA SERVICE CENTER 2205 LA VISTA AVE STE B Pensacola, FL 32504-8210



October 03, 2025

ESCAMBIA COUNTY CLERK OF THE CIRCUIT COU 221 S. PALAFOX STREET, SUITE 110 PENSACOLA FL 32502 Tax : Sales and Use Tax Certificate # : 27-8015162685-5

 Business Partner #
 : 1508813

 Contract Object #
 : 15162685

 Warrant #
 : 1000001062949

 Date Warrant Filed
 : 08/22/2025

Official Record Book/Page: 9366/987

Instrument # : 000002025063985

RE:

DONALD E. REED 314 N DE VILLIERS ST PENSACOLA FL 32501-3862

This is in response to your request for a payoff amount on the warrant referenced above, which was filed with the Clerk of the Circuit Court in and for Escambia County.

Total Amount Due:	\$7,138.17
Fee(s):	\$643.62
Interest Due:	\$365.73
Penalty Due:	\$557.16
Tax Due:	\$5,571.66

If payment is made after 10/03/2025, include additional interest to be computed at the rate of \$2.44 per day.

To satisfy the tax warrant, payment in full of the amount due can be made by credit card, cashier's check, money order, or attorney's trust account check payable to the Florida Department of Revenue. Payment made with a personal check could delay the issuance of a satisfaction.

If you have questions, please contact the office listed below.

Jamie Robinson (850)471-6948



October 03, 2025

ESCAMBIA COUNTY CLERK OF THE CIRCUIT COU 221 S. PALAFOX STREET, SUITE 110 PENSACOLA FL 32502

Tax : Sales and Use Tax Certificate # : 27-8015162685-5

Business Partner # : 1508813

Contract Object # : 15162685

Warrant # : 1000001035700

Date Warrant Filed : 03/05/2025

Official Record Book/Page : 9283/1749

Instrument # : 000002025015767

RE:

DONALD E. REED 314 N DE VILLIERS ST PENSACOLA FL 32501-3862

This is in response to your request for a payoff amount on the warrant referenced above, which was filed with the Clerk of the Circuit Court in and for Escambia County.

Tax Due:	\$1,857.22
Penalty Due:	\$185.72
Interest Due:	\$192.87
Fee(s):	\$227.34

Total Amount Due: \$2,463.15

If payment is made after 10/03/2025, include additional interest to be computed at the rate of \$0.61 per day.

To satisfy the tax warrant, payment in full of the amount due can be made by credit card, cashier's check, money order, or attorney's trust account check payable to the Florida Department of Revenue. Payment made with a personal check could delay the issuance of a satisfaction.

If you have questions, please contact the office listed below.

Jamie Robinson (850)471-6948



October 03, 2025

ESCAMBIA COUNTY CLERK OF THE CIRCUIT COU 221 S. PALAFOX STREET, SUITE 110 PENSACOLA FL 32502

Tax

: Sales and Use Tax

Certificate # Business Partner # : 27-8015162685-5 : 1508813

Contract Object # Warrant #

: 15162685 : 1000001022812

Date Warrant Filed

: 12/17/2024 Official Record Book/Page: 9245/896

Instrument #

: 000002024094351

RE:

DONALD E. REED 314 N DE VILLIERS ST PENSACOLA FL 32501-3862

This is in response to your request for a payoff amount on the warrant referenced above, which was filed with the Clerk of the Circuit Court in and for Escambia County.

Tax Due:	\$3,714.44
Penalty Due:	\$371.44
Interest Due:	\$515.81
Fee(s):	\$435.47

Total Amount Due:

\$5,037.16

If payment is made after 10/03/2025, include additional interest to be computed at the rate of **\$1.22** per day.

To satisfy the tax warrant, payment in full of the amount due can be made by credit card, cashier's check, money order, or attorney's trust account check payable to the Florida Department of Revenue. Payment made with a personal check could delay the issuance of a satisfaction.

If you have questions, please contact the office listed below.

Jamie Robinson (850)471-6948



October 03, 2025

ESCAMBIA COUNTY CLERK OF THE CIRCUIT COU 221 S. PALAFOX STREET, SUITE 110 PENSACOLA FL 32502 Tax : Sales and Use Tax Certificate # : 27-8015162685-5

 Business Partner #
 : 1508813

 Contract Object #
 : 15162685

 Warrant #
 : 1000001005424

 Date Warrant Filed
 : 07/30/2024

Official Record Book/Page: 9181/1383
Instrument #: 000002024057771

RE:

DONALD E. REED 314 N DE VILLIERS ST PENSACOLA FL 32501-3862

This is in response to your request for a payoff amount on the warrant referenced above, which was filed with the Clerk of the Circuit Court in and for Escambia County.

 Tax Due:
 \$3,714.44

 Penalty Due:
 \$371.44

 Interest Due:
 \$643.96

 Fee(s):
 \$434.92

Total Amount Due: \$5,164.76

If payment is made after 10/03/2025, include additional interest to be computed at the rate of \$1.22 per day.

To satisfy the tax warrant, payment in full of the amount due can be made by credit card, cashier's check, money order, or attorney's trust account check payable to the Florida Department of Revenue. Payment made with a personal check could delay the issuance of a satisfaction.

If you have questions, please contact the office listed below.

Jamie Robinson (850)471-6948



October 03, 2025

ESCAMBIA COUNTY CLERK OF THE CIRCUIT COU 221 S. PALAFOX STREET, SUITE 110 PENSACOLA FL 32502

Tax Certificate #

: Sales and Use Tax : 27-8015162685-5

Business Partner# Contract Object #

: 1508813 : 15162685 : 1000000986507

Warrant # Date Warrant Filed Official Record Book/Page: 9123/645

: 03/27/2024

Instrument #

: 000002024022889

RE:

DONALD E. REED 314 N DE VILLIERS ST PENSACOLA FL 32501-3862

This is in response to your request for a payoff amount on the warrant referenced above, which was filed with the Clerk of the Circuit Court in and for Escambia County.

> \$1,857.22 Tax Due: \$185.72 Penalty Due: \$387.20 Interest Due: \$227.62 Fee(s):

Total Amount Due:

\$2,657.76

If payment is made after 10/03/2025, include additional interest to be computed at the rate of **\$0.61** per day.

To satisfy the tax warrant, payment in full of the amount due can be made by credit card, cashier's check, money order, or attorney's trust account check payable to the Florida Department of Revenue. Payment made with a personal check could delay the issuance of a satisfaction.

If you have questions, please contact the office listed below.

Jamie Robinson (850)471-6948



October 03, 2025

ESCAMBIA COUNTY CLERK OF THE CIRCUIT COU 221 S. PALAFOX STREET, SUITE 110 PENSACOLA FL 32502

Tax Certificate # : Sales and Use Tax

Business Partner #

: 27-8015162685-5 : 1508813

Contract Object # Warrant #

: 15162685 : 1000000979512

Date Warrant Filed

: 01/31/2024 Official Record Book/Page: 9097/1533

Instrument #

: 000002024007228

RE:

DONALD E. REED 314 N DE VILLIERS ST PENSACOLA FL 32501-3862

This is in response to your request for a payoff amount on the warrant referenced above, which was filed with the Clerk of the Circuit Court in and for Escambia County.

> \$2,840.44 Tax Due: \$328.58 Penalty Due: \$648.24 Interest Due: \$341.70 Fee(s):

Total Amount Due:

\$4,158.96

If payment is made after 10/03/2025, include additional interest to be computed at the rate of **\$0.93** per day.

To satisfy the tax warrant, payment in full of the amount due can be made by credit card, cashier's check, money order, or attorney's trust account check payable to the Florida Department of Revenue. Payment made with a personal check could delay the issuance of a satisfaction.

If you have questions, please contact the office listed below.

Jamie Robinson (850)471-6948



October 03, 2025

ESCAMBIA COUNTY CLERK OF THE CIRCUIT COU 221 S. PALAFOX STREET, SUITE 110 PENSACOLA FL 32502 Tax : Sales and Use Tax Certificate # : 27-8015162685-5

 Business Partner #
 : 1508813

 Contract Object #
 : 15162685

 Warrant #
 : 1000000965718

 Date Warrant Filed
 : 09/28/2023

 Official Record Book/Page
 : 9047/1602

Instrument # : 000002023078975

RE:

DONALD E. REED 314 N DE VILLIERS ST PENSACOLA FL 32501-3862

This is in response to your request for a payoff amount on the warrant referenced above, which was filed with the Clerk of the Circuit Court in and for Escambia County.

Tax Due:	\$612.01
Penalty Due:	\$550.00
Interest Due:	\$161.87
Fee(s):	\$134.84
(-)	

Total Amount Due: \$1,458.72

If payment is made after 10/03/2025, include additional interest to be computed at the rate of \$0.18 per day.

To satisfy the tax warrant, payment in full of the amount due can be made by credit card, cashier's check, money order, or attorney's trust account check payable to the Florida Department of Revenue. Payment made with a personal check could delay the issuance of a satisfaction.

If you have questions, please contact the office listed below.

Jamie Robinson (850)471-6948



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed Sales - Redeemed From Sale
Account: 051161000 Certificate Number: 001916 of 2023

Date Of Redemption	10/6/2025			
Clerk's Check	1	Clerk's Total	\$784.80	
Postage	\$0.00	Tax Deed Court Registry	y \$750.80	
Payor Name	ADEL F HANNALLA 7791 UNTREINER PENSACOLA FL 32	AVE		^ \
Notes	850-960-0099			^
	Submit	eset Print Preview Commit Redemption	Print Receipt □	