

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

0825.51

	LEIO OO LLO					1
Applicant Name Applicant Address					Application date	Apr 16, 2025
Property description	LOVETT JAMES M JR EST OF 2301 W MICHIGAN AVE # 52				Certificate #	2023 / 2204
VALUE of 18,000	PENSACOLA, FL 2301 W MICHIGAN 05-3870-487 BEG AT INTER OF 100 FT R/W) AND C ESMT (100 F (Full le	AVE 52 S R/W LI M ENTER LI	OF GULF		Date certificate issued	06/01/2023
Part 2: Certificat	es Owned by Appl	icant and	Filed w	ith Tax Deed	And the second of the second o	
Column 1 Certificate Numbe	Column er Date of Certific		_	olumn 3 unt of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/2204	06/01/20)23		973.84	48.6	9 1,022.53
# 2024/2386	06/01/20)24		1,099.47	80.6	3 1,180.10
					→Part 2: Tota	2,202.63
Part 3: Other Ce	rtificates Redeeme	d by App	licant (C	ther than Co	untv)	
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Colui Face An		Column 4	Column 5	Total
	Ocitinoate Sale	Other C	ertificate	Tax Collector's	Fee Interest	(Column 3 + Column 4 + Column 5)
#/	Octumodic Sale	Other Co	ertificate	Tax Collector's	Fee Interest	
# /	Certificate Sale	Other Co	ertificate	Tax Collector's	Fee Interest Part 3: Tota	+ Column 5)
	ector Certified Am			Tax Collector's		+ Column 5)
Part 4: Tax Coll	199, 405	ounts (Li	nes 1-7)	r certificates rec	Part 3: Tota	+ Column 5) * 0.00 2,202.63
Part 4: Tax Colle 1. Cost of all cert	ector Certified Am	ounts (Li l	nes 1-7)	r certificates rec	Part 3: Tota	+ Column 5) * 0.00 2,202.63
Part 4: Tax Colle 1. Cost of all cert 2. Delinquent tax	ector Certified Am	ounts (Li l	nes 1-7)	r certificates rec	Part 3: Tota	+ Column 5) * 0.00
Part 4: Tax Colle 1. Cost of all cert 2. Delinquent tax	ector Certified Ame tificates in applicant's tes paid by the applicate	ounts (Li i possession	nes 1-7)	r certificates rec	Part 3: Tota	+ Column 5) * 0.00 2,202.63
Part 4: Tax Colle 1. Cost of all cert 2. Delinquent tax 3. Current taxes	ector Certified Ametificates in applicant's res paid by the applicant paid by the applicant mation report fee	ounts (Li i possession	nes 1-7)	r certificates rec	Part 3: Tota	+ Column 5) * 0.00 2,202.63 e) 0.00 1,097.18
Part 4: Tax Colle 1. Cost of all cert 2. Delinquent tax 3. Current taxes 4. Property inforr 5. Tax deed appl	ector Certified Ame tificates in applicant's res paid by the applicant paid by the applicant mation report fee	ounts (Li possession ant	nes 1-7)	r certificates rec (*	Part 3: Tota	+ Column 5) 2,202.63 e) 0.00 1,097.18
Part 4: Tax Colle 1. Cost of all cert 2. Delinquent tax 3. Current taxes 4. Property inforr 5. Tax deed appl	ector Certified Ame tificates in applicant's res paid by the applicant paid by the applicant mation report fee	ounts (Li possession ant	nes 1-7)	r certificates rec (*	Part 3: Tota deemed by applicant Total of Parts 2 + 3 abov	+ Column 5) 2,202.63 e) 0.00 1,097.18 200.00 175.00 0.00
Part 4: Tax Colle 1. Cost of all cert 2. Delinquent tax 3. Current taxes 4. Property inform 5. Tax deed appl 6. Interest accrue 7.	ector Certified Ametificates in applicant's sees paid by the applicant paid by the applicant mation report fee lication fee	ounts (Liupossession ant	nes 1-7) n and othe	r certificates rec (*	Part 3: Tota deemed by applicant Total of Parts 2 + 3 above or Instructions, page 2)	+ Column 5) 2,202.63 e) 0.00 1,097.18 200.00 175.00 0.00 3,674.81
Part 4: Tax Colle 1. Cost of all cert 2. Delinquent tax 3. Current taxes 4. Property inforr 5. Tax deed appl 6. Interest accrue 7.	ector Certified Ame tificates in applicant's res paid by the applicant paid by the applicant mation report fee lication fee ed by tax collector und	ounts (Liupossession ant	nes 1-7) n and othe	r certificates rec (*	Part 3: Total deemed by applicant Total of Parts 2 + 3 above or Instructions, page 2) Total Paid (Lines 1-6)	+ Column 5) 2,202.63 e) 0.00 1,097.18 200.00 175.00 0.00 3,674.81 and tax collector's fees

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

+12.50

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.	Processing tax deed fee	
9.		
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11.	Recording fee for certificate of notice	
12.	Sheriff's fees	
13.	Interest (see Clerk of Court Instructions, page 2)	
14.	Total Paid (Lines 8-13)	
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign	here: Date of sale08/06/ Signature, Clerk of Court or Designee	2025

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.

BEG AT INTER OF S R/W LI MICHIGAN AVE (SR 296 100 FT R/W) AND CENTER LI OF GULF POWER CO ESMT (100 FT R/W) SEC 13 T2S R30W N 89 DEG 56 MIN O SEC E ALG S R/W LI OF MICHIGAN AVE 2875 25/100 FT N 89 DEG 56 MIN 53 SEC E ALG S R/W LI 545 83/100 FT TO PC OF CIRC CUR CONC TO N RAD 2778 37/100 FT CENTRAL ANG 2 DEG 8 MIN 35 SEC CHD BRG N 88 DEG 52 MIN 36 SEC E CHD DIST 103 91/100 FT ELY ALG SD CUR AND R/W LI ARC DIST 103 92/100 FT S 0 DEG 3 MIN 7 SEC E 353 28/100 FT S 42 DEG 30 MIN 0 SEC W 214 55/100 FT S 47 DEG 30 MIN 0 SEC E 139 37/100 FT N 42 DEG 29 MIN 14 SEC E 21 75/100 FT N 46 DEG 49 MIN 9 SEC E 32 33/100 FT FOR POB N 43 DEG 10 MIN 51 SEC W 24 14/100 FT N 46 DEG 49 MIN 9 SEC E 31 33/100 FT S 43 DEG 10 MIN 51 SEC E 24 14/100 FT S 46 DEG 49 MIN 9 SEC W 31 33/100 FT TO POB BEING UNIT 52 OF FAIRWAY VILLAGE OR 5130 P 673

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500063

To:	Tax Collector of	ESCAMBIA COUNTY	, Florida

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

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

Account Number	Certificate No.	Date 💹	Legal Description
05-3870-487	2023/2204	06-01-2023	BEG AT INTER OF S R/W LI MICHIGAN AVE (SR 296 100 FT R/W) AND CENTER LI OF GULF POWER CO ESMT (100 FT R/W) SEC 13 T2S R30W N 89 DEG 56 MIN O SEC E ALG S R/W LI OF MICHIGAN AVE 2875 25/100 FT N 89 DEG 56 MIN 53 SEC E ALG S R/W LI 545 83/100 FT TO PC OF CIRC CUR CONC TO N RAD 2778 37/100 FT CENTRAL ANG 2 DEG 8 MIN 35 SEC CHD BRG N 88 DEG 52 MIN 36 SEC E CHD DIST 103 91/100 FT ELY ALG SD CUR AND R/W LI ARC DIST 103 92/100 FT S 0 DEG 3 MIN 7 SEC E 353 28/100 FT S 42 DEG 30 MIN 0 SEC W 214 55/100 FT S 47 DEG 30 MIN 0 SEC E 139 37/100 FT N 42 DEG 29 MIN 14 SEC E 21 75/100 FT N 46 DEG 49 MIN 9 SEC E 32 33/100 FT FOR POB N 43 DEG 10 MIN 51 SEC E 31 33/100 FT S 46 DEG 49 MIN 9 SEC W 31 33/100 FT S 46 DEG 49 MIN 9 SEC W 31 33/100 FT TO POB BEING UNIT 52 OF FAIRWAY VILLAGE OR 5130 P 673

l agree to:

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

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

Electronic signature on file FIG 20, LLC FIG 20, LLC FBO SEC PTY

04-16-2025 Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

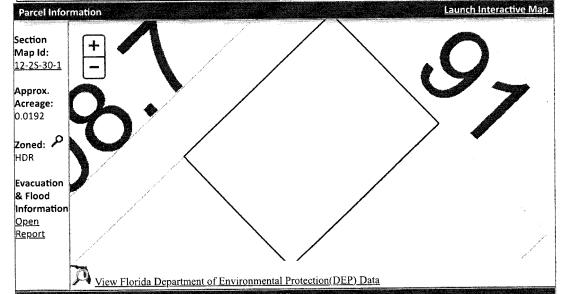
Sale List

<u>Back</u>

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Nav. Mod	de ®Ao	count O	Parce	IID 🏓					Printer Frie	endly Version
General Infor	mation		ŭ.	大连接 		Assessi	ments	gaşıi.		1.治 连 8.4
Parcel ID:	12253	02500000	052			Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	05387	0487				2024	\$15,000	\$75,295	\$90,295	\$62,107
Owners:	LOVET	T JAMES	M JR E	ST OF		2023	\$4,600	\$70,497	\$75,097	\$56,461
Mail:		W MICHIG ACOLA, FL				2022	\$4,600	\$54,812	\$59,412	\$51,329
Situs:	2301	w Michie	AN A	VE 52 32526		3		Disclaime	er	
Use Code:	SINGL	E FAMILY	- TOW	NHOME 🔑						
Taxing Authority:	COUN	ITY MSTU					_	Tax Estima		
Tax Inquiry:	<u>Open</u>	Tax Inquir	y Win	<u>dow</u>		1	C	hange of Ad	dress	
Tax Inquiry lir Escambia Cou		Z-7-DERMINERSON	t Luns	ford			File fo	r Exemption	n(s) Online	MAY SERVING SAME AND
				Programme Salakova Co.	***************************************		<u>Re</u>	oort Storm (Damage	
Sales Data <u>T</u>	ype List:						ertified Roll E	xemptions	SKETE.	
Sale Date Bo	ok Page	Value	Туре	Multi Parcel	Records	None			V-V-V-V-	
04/2003 51	30 673	\$49,500	WD	N	C _o	l epal D	escription			
04/1996 39	66 817	\$48,300	WD	N	C _o	BEG AT	INTER OF S R	/W LI MICHIG		
07/1990 28	81 633	\$48,800	WD	N	Ē,	R/W) A	ND CENTER L	OF GULF PO		
02/1987 23	46 4	\$46,900	WD	N	Ē.	R/W)	, p r			

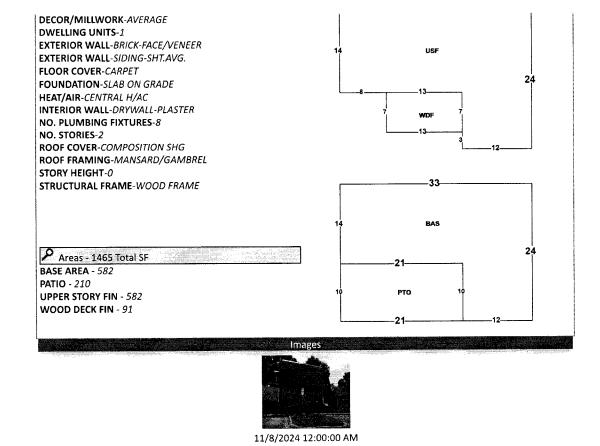
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller

Extra Features

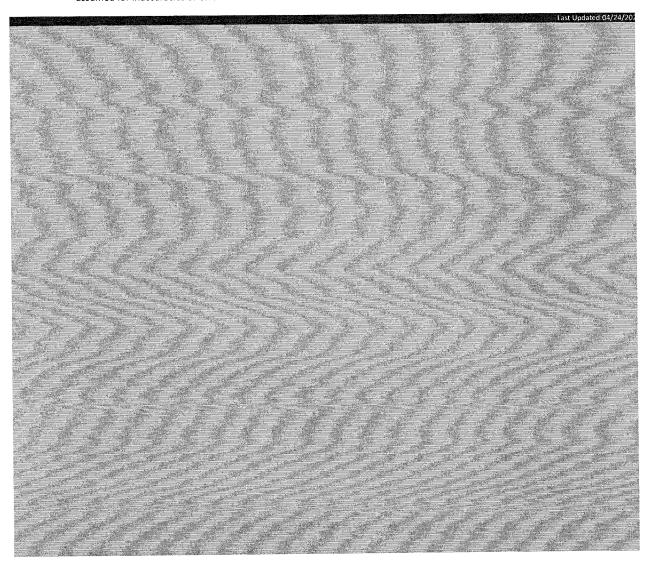


Buildings

Address: 2301 W MICHIGAN AVE 52, Improvement Type: TOWNHOUSE, Year Built: 1986, Effective Year: 1986, PA Building



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# 2025029745 4/28/2025 11:35 AM
OFF REC BK: 9308 PG: 675 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FIG 20 LLC holder of Tax Certificate No. 02204, 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:

(see attached)

SECTION 12, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053870487 (0825-51)

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

JAMES M LOVETT JR EST OF

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 August, which is the 6th day of August 2025.

Dated this 28th day of April 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.

COMPTO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

LEGAL DESCRIPTION

BEG AT INTER OF S R/W LI MICHIGAN AVE (SR 296 100 FT R/W) AND CENTER LI OF GULF POWER CO ESMT (100 FT R/W) SEC 13 T2S R30W N 89 DEG 56 MIN O SEC E ALG S R/W LI OF MICHIGAN AVE 2875 25/100 FT N 89 DEG 56 MIN 53 SEC E ALG S R/W LI 545 83/100 FT TO PC OF CIRC CUR CONC TO N RAD 2778 37/100 FT CENTRAL ANG 2 DEG 8 MIN 35 SEC CHD BRG N 88 DEG 52 MIN 36 SEC E CHD DIST 103 91/100 FT ELY ALG SD CUR AND R/W LI ARC DIST 103 92/100 FT S 0 DEG 3 MIN 7 SEC E 353 28/100 FT S 42 DEG 30 MIN 0 SEC W 214 55/100 FT S 47 DEG 30 MIN 0 SEC E 139 37/100 FT N 42 DEG 29 MIN 14 SEC E 21 75/100 FT N 46 DEG 49 MIN 9 SEC E 32 33/100 FT FOR POB N 43 DEG 10 MIN 51 SEC W 24 14/100 FT N 46 DEG 49 MIN 9 SEC E 31 33/100 FT S 43 DEG 10 MIN 51 SEC E 24 14/100 FT S 46 DEG 49 MIN 9 SEC W 31 33/100 FT TO POB BEING UNIT 52 OF FAIRWAY VILLAGE OR 5130 P 673

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

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

THE ATTACHED REPORT IS ISSUED TO: SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR TAX ACCOUNT #: 05-3870-487 CERTIFICATE #: 2023-2204 THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT. The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that encumber the title to said land as listed on page 2 herein. This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes. This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title. Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto. Period Searched: May 14, 2005 to and including May 14, 2025 Abstractor: Andrew Hun		
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		considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or
Period Searched: May 14, 2005 to and including May 14, 2025 Abstractor: Andrew Hur		Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.
	P	eriod Searched: May 14, 2005 to and including May 14, 2025 Abstractor: Andrew Hunt
MACalphell		

Michael A. Campbell, As President

Dated: May 16, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

May 16, 2025

Tax Account #: 05-3870-487

1. The Grantee(s) of the last deed(s) of record is/are: JAMES M LOVETT JR

By Virtue of Warranty Deed recorded 5/5/2003 in OR 5130/673

ABSTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR JAMES M LOVETT JR RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

- 2. The land covered by this Report is: See Attached Exhibit "A"
- **3.** The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. Lien in favor of Fairway Village Homeowners' Association of Pensacola, Inc. recorded 6/24/2020
 OR 8319/727
 - b. Code Enforcement Order in favor of Escambia County recorded 7/6/2020 OR 8325/1883 together with Amended Order recorded 12/20/2023 OR 9083/1040
- 4. Taxes:

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

Tax Account #: 05-3870-487 Assessed Value: \$62,107.00

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): FAIRWAY VILLAGE HOMEOWNERS' ASSOCIATION OF PENSACOLA INC

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

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

PERDIDO TITLE SOLUTIONS

PROPERTY INFORMATION REPORT

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

Scott Lunsford

Escambia County Tax Collector

P.O. Box 1312

Pensacola, FL 32591

CERTIFICATION:	PROPERTY	INFORMATION	REPORT FOR	TDA
CERTIFICATION	I II O I DILL I	THE CHAPTER TOTAL	TIEL CITE I CIT	

TAX DEED SALE DATE:	AUG 6, 2025
TAX ACCOUNT #:	05-3870-487
CERTIFICATE #:	2023-2204
those persons, firms, and/or agencies havi	da Statutes, the following is a list of names and addresses of ng legal interest in or claim against the above-described certificate is being submitted as proper notification of tax deed
YES NO ☐ Notify City of Pensacola, P. ☐ Notify Escambia County, 19 ☐ Homestead for 2024 tax y	00 Governmental Center, 32502
JAMES M LOVETT JR	FAIRWAY VILLAGE HOMEOWNERS'
2301 W MICHIGAN AVE #52	ASSOCIATION OF PENSACOLA INC
PENSACOLA, FL 32526	GLENN DORSEY
	225 N PACE BLVD
ESCAMBIA COUNTY	PENSACOLA, FL 32505
CODE ENFORCEMENT	
3363 W PARK PL	
PENSACOLA, FL 32505	

Certified and delivered to Escambia County Tax Collector, this 16th day of May 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As Its President

Malphel

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

PROPERTY INFORMATION REPORT

May 16, 2025 Tax Account #:05-3870-487

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT INTER OF S R/W LI MICHIGAN AVE (SR 296 100 FT R/W) AND CENTER LI OF GULF POWER CO ESMT (100 FT R/W) SEC 13 T2S R30W N 89 DEG 56 MIN O SEC E ALG S R/W LI OF MICHIGAN AVE 2875 25/100 FT N 89 DEG 56 MIN 53 SEC E ALG S R/W LI 545 83/100 FT TO PC OF CIRC CUR CONC TO N RAD 2778 37/100 FT CENTRAL ANG 2 DEG 8 MIN 35 SEC CHD BRG N 88 DEG 52 MIN 36 SEC E CHD DIST 103 91/100 FT ELY ALG SD CUR AND R/W LI ARC DIST 103 92/100 FT S 0 DEG 3 MIN 7 SEC E 353 28/100 FT S 42 DEG 30 MIN 0 SEC W 214 55/100 FT S 47 DEG 30 MIN 0 SEC E 139 37/100 FT N 42 DEG 29 MIN 14 SEC E 21 75/100 FT N 46 DEG 49 MIN 9 SEC E 32 33/100 FT FOR POB N 43 DEG 10 MIN 51 SEC W 24 14/100 FT N 46 DEG 49 MIN 9 SEC E 31 33/100 FT S 43 DEG 10 MIN 51 SEC E 24 14/100 FT S 46 DEG 49 MIN 9 SEC W 31 33/100 FT TO POB BEING UNIT 52 OF FAIRWAY VILLAGE OR 5130 P 673

SECTION 12, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-3870-487(0825-51)



OR BK 5130 P60673 Escambia County, Florida INSTRUMENT 2003-091723

DEED DOC STANDS PD @ ESC CD \$ 346.50 05/05/03 ERNIE LEE WASONA, CLERK By:

THIS INSTRUMENT PREPARED BY AND RETURN TO: Linda Saiter RELI, INC. 4900 Bayou Boulevard. Suite 201

4900 Bayou Boulevard, Suite 201
PENSACOLA, FL 32503
Property Appraisers Parcel Identification (Folio) Number: 12-25-30-2500-000-052

___SPACE ABOVE THIS LINE FOR RECORDING DATA_____

THIS WARRANTY DEED, made the 16th day of April, 2003 by John J. Durnil and Ruth Durnil, husband and wife, herein called the grantors, to James M. Lovett, Jr., a single man whose post office address is 2301 W. Michigan Avenue, #52, Pensacola, Florida 32526, hereinafter called the Grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **SANYFAXROSA* Escambia County, State of Florida, viz.:

For Legal Description, see Exhibit "A" Attached hereto and made a part hereof.

Subject to easements, restrictions and reservations of record and to taxes for the year 2003 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witgess #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

STATE OF FLORIDA

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 16th day of April, 2003 by John J. Durnil and Ruth Durnil who are personally known to me or have produced drivers license at identification.

SEAL

My Commission Expires:

Printed Notary Market SR

John J. Duzhil

Ruth Durnil

2301 W. Mionigan Avenue #52, Pensacola, Florida 32526

2301 W. Michigan Avenue #52, Pensacola, Florida 32526

Mossly Persan State Ci FL Osesson fire June 17 2093

Comm No. CC 8406**85**

File No.: PEN03043

OR BK 5130 PG0674 Escambia County, Florida INSTRUMENT 2003-091723

SCHEDULE "A"

UNIT #52

A PARCEL OF LAND IN Section 12, Township 2 South, Range 30 West, Escambia County, Florida, described as follows:

Commence at the intersection of the South right of way line of Michigan Avenue (S.R. 296, a 100 foot R/W) and the centerline of a Gulf Power Company Easement (100' R/W), Section 13, Township 2 South, Range 30 West, Escambia County, Florida; Thence go North 89 degrees 56' 00" East along the South right of way line of the said Michigan Avenue a distance of 2875.25 feet; thence go North 89 degrees 56' 53" East along the said South right of way line a distance of 545.83 feet to the point of Curvature of a circular curve concave to the North, having a radius of 2778.37 feet, a central angle of 02 degrees 08' 35", a chord bearing North 88 degrees 52' 36" East and a chord distance of 103.91 feet; thence go Easterly along the said curve and right of way line an arc distance of 103.92 feet; thence go South 00 degrees 03' 07" East a distance of 353.28 feet; thence go South 42 degrees 30' 00" West a distance of 214.55 feet; thence go South 47 degrees 30' 00" East a distance of 139.37 feet; thence go North 42 degrees 29' 14" East a distance of 21.75 feet; thence go North 46 degrees 49' 09" East a distance of 32.33 feet to the Point of Beginning of this description; thence go North 43 degrees 10' 51" West a distance of 24.14 feet; thence go North 46 degrees 49' 09" East a distance of 31.33 feet; thence go South 43 degrees 10' 51" East a distance of 24.14 feet; thence go South 46 degrees 49' 09" West a distance of 31.33 feet to the Point of Beginning.

OR BK 5130 PG0675 Escambia County, Florida INSTRUMENT 2003-091723

Residential Sales Abutting Roadway Maintenance Disclosure

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires that disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 2301 W. Michigan Avenue #52, Pensacola, Florida 32526

Legal Address of Property: 2301 W. Michigan Avenue #52, Pensacola, Florida 32526

The County (χ) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by:

RELI, INC.

4900 Bayou Boulevard, Suite 201 Pensacola Florida 32501

As to Sellers:

ohn J. Durnil

As to Buyers

Witness to Sellers

Witness as to Buyers

This form approved by the Escambia County Board

Of Commissioners Effective 4/15/95

OR BK 5130 PGO676 Escambia County, Florida INSTRUMENT 2003-091723

RCD May 05, 2003 09:05 am Escambia County, Florida

ERNIE LEE MAGAHA Clerk of the Circuit Court INSTRUMENT 2003-091723

ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS) ESCAMBIA COUNTY HEALTH DEPARTMENT

ATTENTION: Pursuant to Escambia County Code of Ordinances 99-36, in accordance with Section 1-29.180(5) of this Ordinance, the Escambia County Health Department (ECHD) must conduct an assessment of the Onsite Sewage Treatment and Disposal System (OSTDS) (Septic Tank) prior to the sale of Property. An approval letter issued by the ECHD must be presented at closing of property sale or transfer of title.

Legal Address of Property:

2301 W. Michigan Avenue #52, Pensacola, FL 32526

Buyer/Seller are aware that the property is on a $\stackrel{\chi\chi}{0}$ Sewer System () Septic Tank APPROVAL LETTER ATTACHED HERETO () APPROVAL LETTER NOT REQUIRED - PROPERTY NORTH OF WELL LINE ROAD () APPROVAL LETTER NOT REQUIRED - PROPERTY IS UNIMPROVED ()

This form completed by:

Rell, Inc. 4900 Bayou Boulevard, Suite 201

Pensacola, Florida 32504

AS TO SELLER (S):

. Durnil

Ruth Durnil

AS TO BUYER (S):

Recorded in Public Records 6/24/2020 3:30 PM OR Book 8319 Page 727, Instrument #2020051007, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50

Prepared By: John "Jay" A. Fraiser, Esq. 127 Palafox Place, Suite 200 Pensacola, FL 32502-5813 RPBZ-1452-003

CLAIM OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

This is a claim of lien for unpaid assessments, together with reasonable attorney's fees and costs incurred by the undersigned Association, whose address is c/o myHomeSpot.com, 225 N. Pace Boulevard, Pensacola, FL 32505, incident to the collection of the assessments and enforcement of this lien, which is granted by §720.116, Florida Statutes, and the Declaration of Covenants, Conditions and Restrictions of Fairway Village, in Official Records Book 1982, Page 632 of the public records of Escambia County, Florida, and all supplements and amendments thereto, for the following described property:

Commence at the intersection of the South right of way line of Michigan Avenue (S.R. 296, a 100 foot R/W) and the centerline of a Gulf Power Company Easement (100' R/W), Section 13, Township 2 South, Range 30 West, Escambia County, Florida; Thence go North 89 degrees 56' 00" East along the South right of way line of the said Michigan Avenue a distance of 2875.25 feet; thence go North 89 degrees 56' 53" East along the said South right of way line a distance of 545.83 feet to the point of Curvature of a circular curve concave to the North, having a radius of 2778.37 feet, a central angle of 02 degrees 08' 35", a chord bearing North 88 degrees 52' 36" East and a chord distance of 103.91 feet; thence go Easterly along the said curve and right of way line an arc distance of 103.92 feet; thence go South 00 degrees 03' 07" East a distance of 353.28 feet; thence go South 42 degrees 30' 00" West a distance of 214.55 feet; thence go South 47 degrees 30' 00" East a distance of 139.37 feet; thence go North 42 degrees 29' 14" East a distance of 21.75 feet; thence go North 46 degrees 49' 09" East a distance of 32.33 feet to the Point of Beginning of this description; thence go North 43 degrees 10' 51" West a distance of 24.14 feet; thence go North 46 degrees 49' 09" East a distance of 31.33 feet; thence go South 43 degrees 10' 51" Bast a distance of 24.14 feet; thence go South 46 degrees 49' 09" West a distance of 31.33 feet to the Point of Beginning.

The property address is 2301 W. Michigan Avenue, Unit 52, Pensacola, FL 32526. The record title owner of the property is James M. Lovett, Jr., whose mailing address is 2301 W. Michigan Avenue, Unit 52, Pensacola, FL 32526.

This Claim of Lien is to secure the payment of assessments against the owner or owners by the undersigned Association in the following amounts, as well as all amounts which may accrue subsequent to this date:

<u>Item</u>	<u>Amount</u>
Assessments	\$1,158.98
Attorney's Fees	\$250.00
Mailing Costs	<u>\$6.90</u>
Total Due:	\$1,415.88

BK: 8319 PG: 728 Last Page

In addition, pursuant to the Association's governing documents and Florida Statutes, the foregoing assessments will bear an interest at the rate of 12% per annum, from the date each assessment became due, administrative late fees, reasonable attorney's fees, and costs incident to the collection and enforcement of this lien.

EXECUTED this Yth day of Jul, 2020.

FAIRWAY VILLAGE HOMEOWNERS' ASSOCIATION OF PENSACOLA, INC., a

Florida not-for-profit conperation

By: Glenn Dørsey

ts, Property Manager and Authorized Agent

STATE OF FLORIDA COUNTY OF ESCAMBIA

Sworn to and subscribed before me by means of Minhysical presence or [] online notarization,
this day of, 2020, by Chenn Dy Color as the Property
Manager and Authorized Agent for Fairway Village Homeowners' Association of Pensacola, Inc., a
Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me.



(Signature of Notary Public)

Notary Public, State of Florida

Print Name: E. Parce Hollis My Commission Expires 115 302

I HEREBY CERTIFY that a true copy of the foregoing Claim of Lien has been furnished by Certified Mail, Return Receipt # 10 10 000 14 5 44 1 5 and U.S. Mail to James M. Lovett, Jr., 2301 W. Michigan Avenue, Unit 52, Pensacola, FL 32526, on this 4 day of 5 day of 5

John "Jay" A. Fraiser, Jr.

Anna-Marie Forshee

Moorhead Real Estate Law Group

127 Palafox Place, Suite 200

Pensacola, FL 32502

Attorneys for Fairway Village Homeowners'

Association of Pensacola, Inc.

Recorded in Public Records 7/6/2020 11:14 AM OR Book 8325 Page 1883, Instrument #2020054280, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00

Recorded in Public Records 7/6/2020 10:45 AM OR Book 8325 Page 1675, Instrument #2020054233, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00

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

PETITIONER

VS.

ESCAMBIA COUNTY FLORIDA,

CASE NO:

CE2001234U

52

DD#.

LOCATION: 2301 W MICHIGAN AVE

R#:

122S302500000052

LOVETT, JAMES M JR EST OF 2301 W MICHIGAN AVE # 52 PENSACOLA, FL 32526

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement

Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged

violation of the ordinances of the County of Escambia, State of Florida, and the Special

Magistrate having considered the evidence before him in the form of testimony by the

Enforcement Officer and the Respondent or representative, thereof, No one,

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 Ordinance(s) has occurred and continues:

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

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

Unsafe Structures - 30-203 (N) Siding

Unsafe Structures - 30-203 (O) Roof

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

5/9/25, 9:23 AM

BK: 8325 PG: 1884

BK: 8325 PG: 1676

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **7/7/2020** to correct the violation 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 refuse and dispose of legally and refrain from future littering

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$30.00 per day, commencing 7/8/2020. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. YOU ARE REQUIRED, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, DEMOLISHING YOUR STRUCTURE(S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND OWING OF DESCRIBED VEHICLE(S). The reasonable cost of such will be assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs int the amount of \$235.00 are awarded in favor of Escambia County as the prevailing party against RESPONDENT(S).

BK: 8325 PG: 1885 Last Page

BK: 8325 PG: 1677 Last Page

This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec. 162.09, Fla. Stat., and Sec. 30-35 of the Code of Ordinances, 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 on ALL YOUR REAL AND PERSONAL PROPERTY including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of this order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

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

DONE AND ORDERED at Escambia County, Florida on the 30th day of

June, 2020.

Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

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 & COMPTRO

BY: Whitmen COOO

Recorded in Public Records 12/20/2023 5:05 PM OR Book 9083 Page 1040, Instrument #2023100202, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50

Recorded in Public Records 12/19/2023 4:37 PM OR Book 9082 Page 1249, Instrument #2023099740, 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

CASE NO:

CE2001234U

ESCAMBIA COUNTY FLORIDA,

LOCATION: 2301 W MICHIGAN AVE 52

PR#:

1228302500000052

VS.

LOVETT, JAMES M JR EST OF 2301 W MICHIGAN AVE # 52 PENSACOLA, FL 32526

RESPONDENT(S)

AMENDED 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, MON 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

Unsafe Structures - 30-203 (N) Siding

Unsafe Structures - 30-203 (O) Roof

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

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 & COMPTROLL ESCAMBIA COUNTY, FLORIDA

DE TONO

15-30-5

Page 1 Of 4

D.C.

5/9/25, 9:23 AM

BK: 9083 PG: 1041

BK: 9082 PG: 1250

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

It is hereby ORDERED that the <u>RESPONDENT(S)</u> shall have until <u>7/7/2020</u> 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 refuse and dispose of legally and refrain from future littering

Respondent(s) fail to fully correct the violation(s) within the time required,
Respondent(s) will be assessed a fine of \$30.00 per day, commencing 7/8/2020.

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 Escambla 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 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.

Page 2 Of 4

BK: 9083 PG: 1042

BK: 9082 PG: 1251

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 \$235.00 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 walver 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: 9083 PG: 1043 Last Page

BK: 9082 PG: 1252 Last Page

DONE AND ORDERED in Escambia County, Florida on this 18th day of

December, 2023,

Gregory Farrair Special Magistrate Office of Environmental Enforcement

Page 4 Of 4

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 02204 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 19, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JAMES M LOVETT JR EST OF 2301 W MICHIGAN AVE # 52 PENSACOLA, FL 32526

FAIRWAY VILLAGE HOMEOWNERS ASSOCIATION OF PENSACOLA INC GLENN DORSEY 225 N PACE BLVD

ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502

PENSACOLA, FL 32505

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE

PENSACOLA FL 32505

WITNESS my official seal this 19th day of June 2025.

STATE COUNTY HARD

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 August 6, 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 FIG 20 LLC holder of Tax Certificate No. 02204, 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:

(see attached)

SECTION 12, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053870487 (0825-51)

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

JAMES M LOVETT JR EST OF

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 August, which is the **6th** day of August 2025.

Dated this 12th day of June 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

COMPTROLES

A COUNTY TO

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 REOURED.

LEGAL DESCRIPTION

BEG AT INTER OF S R/W LI MICHIGAN AVE (SR 296 100 FT R/W) AND CENTER LI OF GULF POWER CO ESMT (100 FT R/W) SEC 13 T2S R30W N 89 DEG 56 MIN O SEC E ALG S R/W LI OF MICHIGAN AVE 2875 25/100 FT N 89 DEG 56 MIN 53 SEC E ALG S R/W LI 545 83/100 FT TO PC OF CIRC CUR CONC TO N RAD 2778 37/100 FT CENTRAL ANG 2 DEG 8 MIN 35 SEC CHD BRG N 88 DEG 52 MIN 36 SEC E CHD DIST 103 91/100 FT ELY ALG SD CUR AND R/W LI ARC DIST 103 92/100 FT S 0 DEG 3 MIN 7 SEC E 353 28/100 FT S 42 DEG 30 MIN 0 SEC W 214 55/100 FT S 47 DEG 30 MIN 0 SEC E 139 37/100 FT N 42 DEG 29 MIN 14 SEC E 21 75/100 FT N 46 DEG 49 MIN 9 SEC E 32 33/100 FT FOR POB N 43 DEG 10 MIN 51 SEC W 24 14/100 FT N 46 DEG 49 MIN 9 SEC E 31 33/100 FT S 43 DEG 10 MIN 51 SEC E 24 14/100 FT S 46 DEG 49 MIN 9 SEC W 31 33/100 FT TO POB BEING UNIT 52 OF FAIRWAY VILLAGE OR 5130 P 673

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 August 6, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

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(see attached)

SECTION 12, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053870487 (0825-51)

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

JAMES M LOVETT JR EST OF

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 August, which is the 6th day of August 2025.

Dated this 10th day of June 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:

2301 W MICHIGAN AVE 52 32526



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.

LEGAL DESCRIPTION

BEG AT INTER OF S R/W LI MICHIGAN AVE (SR 296 100 FT R/W) AND CENTER LI OF GULF POWER CO ESMT (100 FT R/W) SEC 13 T2S R30W N 89 DEG 56 MIN O SEC E ALG S R/W LI OF MICHIGAN AVE 2875 25/100 FT N 89 DEG 56 MIN 53 SEC E ALG S R/W LI 545 83/100 FT TO PC OF CIRC CUR CONC TO N RAD 2778 37/100 FT CENTRAL ANG 2 DEG 8 MIN 35 SEC CHD BRG N 88 DEG 52 MIN 36 SEC E CHD DIST 103 91/100 FT ELY ALG SD CUR AND R/W LI ARC DIST 103 92/100 FT S 0 DEG 3 MIN 7 SEC E 353 28/100 FT S 42 DEG 30 MIN 0 SEC W 214 55/100 FT S 47 DEG 30 MIN 0 SEC E 139 37/100 FT N 42 DEG 29 MIN 14 SEC E 21 75/100 FT N 46 DEG 49 MIN 9 SEC E 32 33/100 FT FOR POB N 43 DEG 10 MIN 51 SEC W 24 14/100 FT N 46 DEG 49 MIN 9 SEC E 31 33/100 FT S 43 DEG 10 MIN 51 SEC E 24 14/100 FT S 46 DEG 49 MIN 9 SEC W 31 33/100 FT TO POB BEING UNIT 52 OF FAIRWAY VILLAGE OR 5130 P 673

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 August 6, 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 FIG 20 LLC holder of Tax Certificate No. 02204, 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:

(see attached)

SECTION 12, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053870487 (0825-51)

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

JAMES M LOVETT JR EST OF

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 August, which is the 6th day of August 2025.

Dated this 10th day of June 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:

JAMES M LOVETT JR EST OF 2301 W MICHIGAN AVE # 52 PENSACOLA, FL 32526

COMPT OF THE PARTY OF THE PARTY

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.

LEGAL DESCRIPTION

BEG AT INTER OF S R/W LI MICHIGAN AVE (SR 296 100 FT R/W) AND CENTER LI OF GULF POWER CO ESMT (100 FT R/W) SEC 13 T2S R30W N 89 DEG 56 MIN O SEC E ALG S R/W LI OF MICHIGAN AVE 2875 25/100 FT N 89 DEG 56 MIN 53 SEC E ALG S R/W LI 545 83/100 FT TO PC OF CIRC CUR CONC TO N RAD 2778 37/100 FT CENTRAL ANG 2 DEG 8 MIN 35 SEC CHD BRG N 88 DEG 52 MIN 36 SEC E CHD DIST 103 91/100 FT ELY ALG SD CUR AND R/W LI ARC DIST 103 92/100 FT S 0 DEG 3 MIN 7 SEC E 353 28/100 FT S 42 DEG 30 MIN 0 SEC W 214 55/100 FT S 47 DEG 30 MIN 0 SEC E 139 37/100 FT N 42 DEG 29 MIN 14 SEC E 21 75/100 FT N 46 DEG 49 MIN 9 SEC E 32 33/100 FT FOR POB N 43 DEG 10 MIN 51 SEC W 24 14/100 FT N 46 DEG 49 MIN 9 SEC E 31 33/100 FT S 43 DEG 10 MIN 51 SEC E 24 14/100 FT S 46 DEG 49 MIN 9 SEC W 31 33/100 FT TO POB BEING UNIT 52 OF FAIRWAY VILLAGE OR 5130 P 673

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 082551

Document Number: ECSO25CIV023029NON

Agency Number: 25-007366

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 02204 2023

Attorney/Agent: PAM CHILDERS CLERK OF COURT TAX DEED

Plaintiff:

RE: JAMES M LOVETT JR EST OF

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/27/2025 at 8:49 AM and served same at 10:05 AM on 7/1/2025 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

Ву:

R. REIN, CPS

Service Fee:

\$40.00

Receipt No:

BILL

MAGUT

WARNING

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Dated this 10th day of June 2025.

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Post Property:

2301 W MICHIGAN AVE 52 32526



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 0825.51

Agency Number: 25-007405

Document Number: ECSO25CIV022996NON

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 02204 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: JAMES M LOVETT JR EST OF

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 6/27/2025 at 8:51 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for JAMES M LOVETT JR EST OF , Writ was returned to court UNEXECUTED on 7/1/2025 for the following reason:

2301 W MICHIGAN AVE #52 IS BURNED DOWN AND A VACANT ADDRESS. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

Bv.

R. REIN, CPS

Service Fee:

\$40.00

Receipt No:

BILL

WARNING

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Personal Services:

JAMES M LOVETT JR EST OF 2301 W MICHIGAN AVE # 52 PENSACOLA, FL 32526



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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A CONTRACT

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KR927 7/1/25

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Dated this 10th day of June 2025.

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Personal Services:

JAMES M LOVETT JR EST OF 2301 W MICHIGAN AVE # 52 PENSACOLA, FL 32526



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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JAMES M LOVETT JR EST OF [0825-51] 2301 W MICHIGAN AVE # 52 PENSACOLA, FL 32526 FAIRWAY VILLAGE HOMEOWNERS ASSOCIATION OF PENSACOLA INC [0825-51] GLENN DORSEY 225 N PACE BLVD PENSACOLA, FL 32505

9171 9690 0935 0127 1868 44

9171 9690 0935 0127 1868 37

1/1 PETURNED "WACANT"

ESCAMBIA COUNTY / COUNTY ATTORNEY [0825-51] 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502 ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT [0825-51] ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505

9171 9690 0935 0127 1868 20

Contact

ACTUAL SHERIFF \$80.00 ACTUAL POSTAGE \$24.60 EBH 6/6/2025 CANDICE AT TC OFFICE NOTES: Jason Lovett (brother of James Lovett who is deceased) called today (720-253-8065) regarding the delinquent taxes. He was unaware they were delinquent. Jason Lovett lives out of state. I explained the TDA status now on the account and provided the June amount and where to overnight the certified payment. 7/1/2025 DEPUTY POSTED PROPERTY. MKJ

7/1/2025 SHERIFF NOTICE TO JAMES LOVETT UNEXECUTED, VACANT ADDRESS. MKJ

Submit Reset Print Preview

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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 August, which is the 6th day of August 2025.

Dated this 12th day of June 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.

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COMPT OF THE COUNTY THE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg

Deputy Clerk

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Pam Childers

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





quadient

FIRST-CLASS MAIL

\$008.16°

06/26/2025 ZIP 32502 043M31219251

S M SOVETT JR EST OF [0825-51] 2301 WMICHIGAN AVE # 52 PENSACOLA, FL 32526

NIXIE

0007/03/25

RETURN TO SENDER VACANT UNABLE TO FORWARD

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

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Dated this 26th day of June 2025.

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

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

LEGAL DESCRIPTION

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NOTICE OF APPLICATION FOR TAX DEED DEG 49 MIN 9 SEC W 31 33/100 FT TO POB BEING UNIT 52 OF FAIRWAY VILLAGE OR 5130 P 673

Name Emily Hogg, Deputy Clerk Order Number, 8073 Order Date 6/26/2025 Number Issues

Pub Count. First Issue Last Issue: Order Price:

1
7/2/2025
7/23/2025
7/23/2025
S200,99
The Summation Weekly
The Summation Weekly 7/2/2025, 7/9/2025, 7/16/2025, 7/23/2025 Pub Dates:

Emily Hogg, Deputy Clerk First Judicial Circuit, Escambia County 190 W. Government St. Pensacola FL 32502

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement. being a notice in the matter of

24. 2023 TD 02204 - FIG 20 LLC - James M Loyett Jr est

was published in said newspaper in and was printed and released from 7/2/2025 until 7/23/2025 for a consecutive 4 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

MALCOLM BALLINGER,

PUBLISHER FOR THE SUMMATION WEEKLY STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 7/23/2025, by MALCOLM BALLINGER, who is personally known to me



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

* 419.748.940C

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

\$40,523.90

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

Cert # 002204 of 2023 Date 8/6/2025 Name Phillip Perez

Cash Summary

Grand Total

Cash Deposit \$2,010.00 Total Check \$38,513.90

PAM CHILDERS
Clerk of the Circuit Court

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

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

Purchase Price (high bid amount)

+ adv recording deed

+ adv doc. stamps deed



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**

Cash Summary Cash Deposit

Cert # 002204	of 2023	Date	8/6/2025
---------------	---------	------	----------

\$2,010.00 \$38,513.90 **Total Check Grand Total** \$40,523.90

Name Phillip Perez

Total Check \$38,513.90 \$40,200.00 \$10.00 **Adv Recording Deed** \$10.00 Adv Doc. Stamps \$281.40 \$281.40

\$18.50 + Adv Recording For Mailing

\$24.60 **Postage** Opening Bid Amount \$4,654.00 \$0.00

Researcher Copies \$24.60 - postage

\$0.00 - Researcher Copies Adv Recording Mail Cert \$18.50

\$0.00 - Homestead Exempt \$14.00 Clerk's Prep Fee

\$4,629.40 **Registry of Court** \$4,629.40 =Registry of Court

\$40,200.00 Purchase Price (high bid) **Overbid Amount** \$35,546.00 \$4,629.40

-Registry of Court

\$18.50 -advance recording

(for mail certificate) \$24.60 -postage \$0.00 -Researcher Copies

\$35,546.00 = Overbid Amount PAM CHILDE

Clerk of the Cir

By: Deputy Clerk

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

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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 002204

Sold Date 8/6/2025 **Name** Phillip Perez

\$4,629.40
\$35,546.00
\$24.60
\$0.00
\$14.00
\$281.40
\$18.50
\$10.00

Date	Docket	Desc M _{VIEW IM}	IAGES	
6/1/2023	0101	CASE FILED 06/01/2023 CASE NUMBER 2023 TD 002204		
4/28/2025	TD83	TAX COLLECTOR CERTIFICATION		
4/28/2025	TD84	PA'S INFO		
4/28/2025	RECEIPT	PAYMENT \$720.00 RECEIPT #2025031786		
4/28/2025	TD84	TDA NOTICE - RECORDED		
5/29/2025	TD82	PROPERTY INFORMATION REPORT		
6/30/2025	TD81	CERTIFICATE OF MAILING		
7/8/2025	TD84	SHERIFF RETURN OF SERVICE		
7/14/2025	TD84	CERTIFIED MAIL TRACKING / RETURNED MAIL / ADDITIONAL RESEARCH		
7/25/2025	CheckVoided	CHECK (CHECKID 144136) VOIDED: ESCAMBIA COUNTY SHERIFF'S OFFICE 1700 W LEONARD ST PENSACOLA, FL 32501		
7/25/2025	CheckMailed	CHECK PRINTED: CHECK # 900039240 REGISTRY CHECK		
7/28/2025	TD84	PROOF OF PUBLICATION		
8/1/2025	CheckVoided	CHECK (CHECKID 144248) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591		
8/1/2025	CheckMailed	CHECK PRINTED: CHECK # 900039253 REGISTRY CHECK		

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee A	AmountPaid `	WaivedAmount	AmountOutstanding
4/28/2025 9:27:51 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
4/28/2025 9:27:52 AM	TAXDEED	TAX DEED CERTIFICATES	584.00	584.00	0.00	0.00
4/28/2025 9:27:51 AM	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
4/28/2025 9:27:51 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00

4/28/2025 9:27:52

АМ	TD7	ONLINE AUCTION Total	FEE	59.00 720.00	59.00 720.00	0.00 0.00	0.00 0.00
RECEIPTS							
ReceiptDate 4/28/2025 12:08:34 PM	Receipt!		Received SCOTT LUN Tota	isford	payment_an 720.00 720.00	72	ed_amt refunded_amt 0.00 0.00 0.00 0.00
REGISTRY							
CashierDate	Type	TransactionID	Transa	ctionName	Name	Amount	Status
8/1/2025 10:05:59 AM	Check (outgoing)	102021911	BALLING	ER PUBLISHING	PO BOX 12665	200.00	900039253 CLEARED ON 8/1/2025
7/25/2025 9:48:28 AM	Check (outgoing)	102021190		COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	80.00	900039240 CLEARED ON 7/25/2025
4/28/2025 12:08:34 PM	Deposit	101993150	SCOT	T LUNSFORD		584.00	Deposit
	Deposite 584.00	ed		Used 11,560.00			Balance -10,976.00

Cancel

BIDDER # 8448 Phillip PETEL

Update

SOID \$ 40,200.00 Deposit \$ 2010.00

Tax Certificate #	2023 TD 002204
Account #	053870487
Property Owner	James M Lovett Jr Est of
Property Address	2301 W Michigan Ave 52 37576
SOLD TO: Phillip Perez \$ 40	0,200.00
Disbursed to/for:	Amount Pd: Registry Balance:
Recording Fees (from TXD receipt)	\$ 309.90.7
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 550, 69 / \$
Tax Collector Fee (from redeem screen)	\$ 12.50
Certificate holder/taxes & app fees	\$4.658.507\$
Refund High Bidder unused sheriff fees	\$ 262,40 \$ 34,995,31
Additional taxes	\$ \$
Postage final notices	\$, \$
COPE FOR LIEP	\$34995.31 \$ \$
LOVE BY DICK	\$ \$
BALANCE IN TAX DEEDS SHOULD MATCH BALANCE I	
BACANOC IN TAX BEEDS STOCED WATER BACKING	
Lien Information:	
	Due \$ 55, 969.00
8325/1883 000	E CHENCEMENT Paid \$ 34,995.31
	Due \$
	Paid \$
N.	Due \$ Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$ Due \$
	Paid \$
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	<u> </u>
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	
Copy of Deed for file and to Tax Collector	

Mylinda Johnson (COC)

From:

Chinnia M. Moore

Sent:

Thursday, August 7, 2025 12:53 PM

To:

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

Allen-Busbee (COC); Heather Mahoney (COC); Katherine E. Williams; Miriam H. Nelson

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

Cc:

Emily Hogg (COC)

Subject:

Re: 2301 W MICHIGAN AVE / CE2001234U (TAX DEED CASE 2023 TD 02204)

No, it is not in compliance, but payoff daily until 08/06/25 \$55650 court cost \$235.00 total \$55,885 Court. 235.5 FINES. 55665 PEOGRBING. 57

Chinnia Moore

Environmental Enforcement

Services Coordinator

Monday-Thursday 7am-5:30p

Main Line 850-595-1820 X2

<TEDAVIS@myescambia.com>

Fax 850-595-0149

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

Sent: Thursday, August 7, 2025 10:03 AM

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

Cc: Emily Hogg (COC) < EHOGG@escambiaclerk.com>

Subject: 2301 W MICHIGAN AVE / CE2001234U (TAX DEED CASE 2023 TD 02204)

Hey Chinnia,

Is the following case in compliance? If not, can you please provide a payoff through 8/6/2025?

Thank you.

Recorded in Public Records 7/6/2020 11:14 AM OR Book 8325 Page 1883, Instrument #2020054280, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00

Recorded in Public Records 7/6/2020 10:45 AM OR Book 8325 Page 1675, Instrument #2020054233, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00

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

PETITIONER
ESCAMBIA COUNTY FLORIDA.

CASE NO: CE20012341 LOCATION: 2301 W MIC

PR#:

52

VS.

1228302500

LOVETT, JAMES M JR EST OF 2301 W MICHIGAN AVE # 52 PENSACOLA, FL 32526

RESPONDENT(8)

ORDER

This CAUSE having come before the Office of Environmental E Special Magistrate on the Petition of the Environmental Enforcement Office violation of the ordinances of the County of Escambia, State of Florida, and Magistrate having considered the evidence before him in the form of testim Enforcement Officer and the Respondent or representative, thereof.



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 7/6/2020 11:14 AM OR Book 8325 Page 1883, Instrument #2020054280, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00

Recorded in Public Records 7/6/2020 10:45 AM OR Book 8325 Page 1675, Instrument #2020054233, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00

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

PETITIONER ESCAMBIA COUNTY FLORIDA, CASE NO: CE2001234U

LOCATION: 2301 W MICHIGAN AVE 52

PR#:

1225302500000052

VS.

LOVETT, JAMES M JR EST OF 2301 W MICHIGAN AVE # 52 PENSACOLA, FL 32526

RESPONDENT(8)

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 or representative, thereof. No o Ne 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 Ordinance(s) has occurred and continues:

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

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

Unsafe Structures - 30-203 (N) Siding

Unsafe Structures - 30-203 (O) Roof

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

BK: 8325 PG: 1884

BK: 8325 PG: 1676

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT(S)** shall have until 7/7/2020 to correct the violation 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 refuse and dispose of legally and refrain from future littering

assessed a fine of \$30,00 per day, commencing 7/8/2020. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. YOU ARE REQUIRED, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, DEMOLISHING YOUR STRUCTURE(S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND OWING OF DESCRIBED VEHICLE(S). The reasonable cost of such will be assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs int the amount of \$235.00 are awarded in favor of Escambia County as the prevailing party against RESPONDENT(S).

BK: 8325 PG: 1885 Last Page

BK: 8325 PG: 1677 Last Page

This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec. 162.09, Fla. Stat., and Sec. 30-35 of the Code of Ordinances, 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 on ALL YOUR REAL AND PERSONAL PROPERTY including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of this order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

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

DONE AND ORDERED at Escambia County, Florida on the 30th day of

June. 2020.

Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

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 & COMPTROE

DATE: OF 166 BORD

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025061280 8/12/2025 3:15 PM
OFF REC BK: 9362 PG: 341 Doc Type: COM
Recording \$18.50

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 02204 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 19, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JAMES M LOVETT JR EST OF 2301 W MICHIGAN AVE # 52 PENSACOLA, FL 32526

FAIRWAY VILLAGE HOMEOWNERS ASSOCIATION OF PENSACOLA INC GLENN DORSEY

225 N PACE BLVD PENSACOLA, FL 32505

ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX

3363 WEST PARK PLACE PENSACOLA FL 32505

WITNESS my official seal this 19th day of June 2025.

STATE COUNTY DOWN

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE IS HEREBY GIVEN, That FIG 20 LLC holder of Tax Certificate No. 02204, issued the 1st day of June, A.D., 2023 has 4WR7/2-7/23TD filed same in my office and has made application for a lax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Forida, to wit:

(see attached)

SECTION 12. TOWNSHIP 2 S, RANGE 30 W TAX ACCOUNT NUMBER 053870487 (0825-51)

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

JAMES M LOVETT JR EST OF

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 August, which is the 6th day of August 2025.

Dated this 26th day of June 2025

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

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

LEGAL DESCRIPTION

BEG AT INTER OF S R/W LI MICHIGAN AVE (SR 296 100 FT R/W) AND CENTER LI OF GULF POWER CO ESMT (100 FT R/W) SEC 13 T2S R30W N 89 DEG 56 MIN O SEC E ALG S R/W LI OF MICHIGAN AVE 2875 25/100 FT N 89 DEG 56 MIN 53 SEC E ALG S R/W LI 545 83/100 FT TO PC OF CIRC CUR CONC TO N RAD 2778 37/100 FT CENTRAL ANG 2 DEG 8 MIN 35 SEC CHD BRG N 88 DEG 52 MIN 36 SEC E CHD DIST 103 91/100 FT FLY ALG SD CUR AND R/W LI ARC DIST 103 92/100 FT S 0 DEG 3 MIN 7 SEC E 353 28/100 FT S 42 DEG 30 MIN 0 SEC W 214 55/100 FT S 47 DEG 30 MIN 0 SEC E 139 37/100 FT N 42 DEG 29 MIN 14 SEC E 21 75/100 FT N 46 DEG 49 MIN 9 SEC E 32 33/100 FT FOR POB N 43 DEG 10 MIN 51 SEC W 24 14/100 FT N 46 DEG 49 MIN 9 SEC E 31 33/100 FT S 43 DEG 10 MIN 51 SEC E 24 14/100 FT S 46

NOTICE OF APPLICATION FOR TAX DEED DEG 49 MIN 9 SEC W 31 33/100 FT TO POB BEING UNIT 52 OF FAIRWAY VILLAGE OR 5130 P 673

Name Emily Hogg, Deputy Clerk Order Number, 8073 6/26/2025 Order Date Number lasues

Pub Count First Issue Last Issue Order Price 7/2/2025 7/23/2025 \$200.00

Pub Dates: The Summation Weekly. 7/2/2025, 7/8/2025, 7/16/2025, 7/23/2025

Emily Hogg, Deputy Clerk First Judicial Circuit, Escambia County 190 W. Government St. Pensacola FL 32502 USA

Refore the undersigned authority personally appeared Malcolin Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement. being a notice in the matter of

24. 2023 TD 02204 - FIG 20 LLC - James M Lovett Jr est

was published in said newspaper in and was printed and released from 7/2/2025 until 7/23/2025 for a consecutive 4 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper

MALCOLM BALLINGER.

5a

PUBLISHER FOR THE SUMMATION WEEKLY STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 7/23/2025, by MALCOLM BALLINGER, who is personally known to me



Pam Childers CLERK OF THE CIRCUIT COURT **ESCAMBIA COUNTY FLORIDA** INST# 2025061281 8/12/2025 3:15 PM OFF REC BK: 9362 PG: 343 Doc Type: TXD Recording \$10.00 Deed Stamps \$281.40

Tax deed file number 0825-51

Parcel ID number 122S302500000052

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 02204 issued on June 1, 2023 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 6th day of August 2025, the land was offered for sale. It was sold to Castle Property Acquisitions, LLC, 11495 Roxboro Court San Diego, CA 92131, who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands: BEG AT INTER OF S R/W LI MICHIGAN AVE (SR 296 100 FT R/W) AND CENTER LI OF GULF POWER CO ESMT (100 FT R/W) SEC 13 T2S R30W N 89 DEG 56 MIN O SEC E ALG S R/W LI OF MICHIGAN AVE 2875 25/100 FT N 89 DEG 56 MIN 53 SEC E ALG S R/W LI 545 83/100 FT TO PC OF CIRC CUR CONC TO N RAD 2778 37/100 FT CENTRAL ANG 2 DEG 8 MIN 35 SEC CHD BRG N 88 DEG 52 MIN 36 SEC E CHD DIST 103 91/100 FT ELY ALG SD CUR AND R/W LI ARC DIST 103 92/100 FT S 0 DEG 3 MIN 7 SEC E 353 28/100 FT S 42 DEG 30 MIN 0 SEC W 214 55/100 FT S 47 DEG 30 MIN 0 SEC E 139 37/100 FT N 42 DEG 29 MIN 14 SEC E 21 75/100 FT N 46 DEG 49 MIN 9 SEC E 32 33/100 FT FOR POB N 43 DEG 10 MIN 51 SEC W 24 14/100 FT N 46 DEG 49 MIN 9 SEC E 31 33/100 FT S 43 DEG 10 MIN 51 SEC E 24 14/100 FT S 46 DEG 49 MIN 9 SEC W 31 33/100 FT TO POB BEING UNIT 52 OF FAIRWAY VILLAGE OR 5130 P 673 SECTION 12, TOWNSHIP 2 S, RANGE 30 W

** Property previously assessed to: JAMES M LOVETT JR EST OF

On 6th day of August 2025, in Escambia County, Florida, for the sum of (\$40,200.00) FORTY THOUSAND TWO HUNDRED AND 00/100

Dollars, the amount paid quired by law

221 Palafox Place. Ste 1

Emily Hogg 221 Palafox Pi

Pensacola FL.

Pam Childers. Clerk of Court and Comptroller Escambia County, Florida

before me personally appeared On this Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and

acknowledged the execution of this instrument to be his own ee act and deed for the use and purposes therein mentioned

Witness my hand and office seal date aforesaid

Emily Hogg Comm.: HH 373864 Expires: March 15, 2027 Notary Public - State of Florida