



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

1025-70

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	THOMPSON MARY ELLEN SIDNER 2040 HOLLYHILL RD PENSACOLA, FL 32526 1006 E MADISON DR 05-5413-000 LT 6 BLK 24 1ST ADDN TO MAYFAIR PB 4 P 12 OR 7034 P 816 OR 7754 P 427 OR 7767 P 373	Certificate #	2023 / 2386
		Date certificate issued	06/01/2023

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/2386	06/01/2023	1,001.90	50.10	1,052.00
→ Part 2: Total*				1,052.00

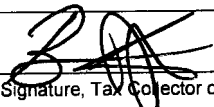
Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/2566	06/01/2024	1,175.23	6.25	86.18	1,267.66
Part 3: Total*					1,267.66

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,319.66
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,081.50
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	3,776.16

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

Sign here:  Escambia, Florida
Date April 24th, 2025

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/01/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500361

To: Tax Collector of ESCAMBA COUNTY, Florida

I,

KEYS FUNDING LLC - 5023

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

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

Account Number	Certificate No.	Date	Legal Description
05-5413-000	2023/2386	06-01-2023	LT 6 BLK 24 1ST ADDN TO MAYFAIR PB 4 P 12 OR 7034 P 816 OR 7754 P 427 OR 7767 P 373

I agree to:

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

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

Electronic signature on file

KEYS FUNDING LLC - 5023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025
Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)

 ← Nav. Mode ☒ Account ☐ Parcel ID →


[Printer Friendly Version](#)

General Information							Assessments				
Parcel ID:	1525301000006025						Year	Land	Imprv	Total	Cap Val
Account:	055413000						2024	\$20,000	\$74,854	\$94,854	\$53,574
Owners:	THOMPSON MARY ELLEN SIDNER						2023	\$20,000	\$74,521	\$94,521	\$48,704
Mail:	2040 HOLLYHILL RD PENSACOLA, FL 32526						2022	\$8,000	\$61,045	\$69,045	\$44,277
Situs:	1006 E MADISON DR 32505						Disclaimer				
Use Code:	SINGLE FAMILY RESID 🔑						Tax Estimator				
Taxing Authority:	COUNTY MSTU						Change of Address				
Tax Inquiry:	Open Tax Inquiry Window						File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							Report Storm Damage				
Sales Data Type List: 🔑							2024 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Multi	Parcel Records	None				
08/28/2017	7767	373	\$100	OT	Y	📄					
08/02/2017	7754	427	\$100	OT	Y	📄					
06/20/2013	7034	816	\$100	WD	N	📄					
03/05/2009	6436	1513	\$33,400	WD	N	📄					
12/04/2008	6403	837	\$100	WD	N	📄					
09/23/2008	6386	1232	\$100	CT	N	📄					
06/2006	5931	1314	\$88,000	WD	N	📄					
02/2006	5850	875	\$52,000	WD	N	📄					
02/2005	5782	1473	\$100	WD	N	📄					
02/2005	5570	1487	\$100	CT	N	📄					
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Legal Description				
							LT 6 BLK 24 1ST ADDN TO MAYFAIR PB 4 P 12 OR 7034 P 816 OR 7754 P 427 OR 7767 P 373				
							Extra Features				
							None				
Parcel Information							Launch Interactive Map				

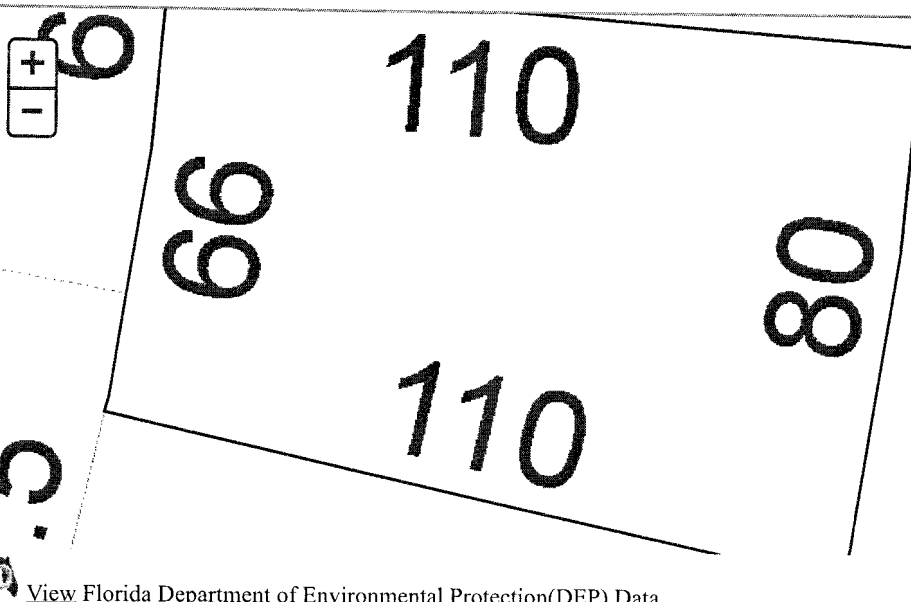
[Launch Interactive Map](#)

Section
Map Id:
15-2S-30-1

Approx.
Acreage:
0.1792

Zoned: 
MDR

Evacuation
& Flood
Information
[Open](#)
[Report](#)




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

Buildings

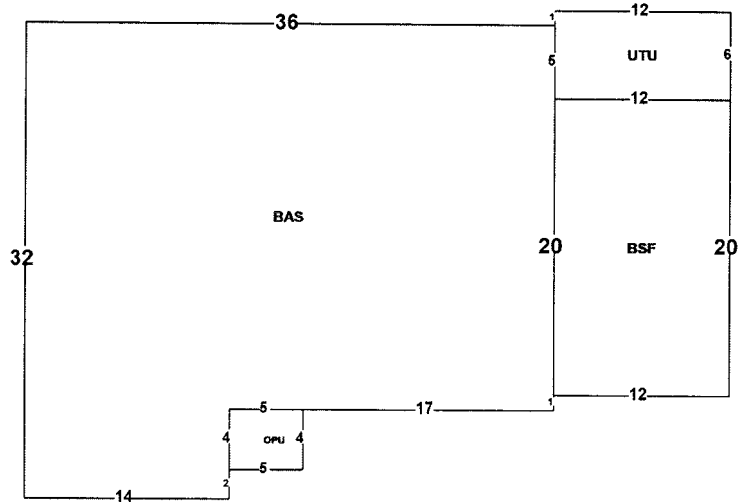
Address: 1006 E MADISON DR, Improvement Type: SINGLE FAMILY, Year Built: 1957, Effective Year: 1957, PA Building ID#: 77515

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-VINYL ASBESTOS
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-ROLLED ROOFING
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 1352 Total SF

BASE AREA - 1020
BASE SEMI FIN - 240
OPEN PORCH UNF - 20
UTILITY UNF - 72



Images



3/27/2025 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.

Last Updated: 05/12/2025 (tc.5559)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025034539 5/13/2025 2:22 PM
OFF REC BK: 9316 PG: 963 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 02386**, issued the **1st** day of **June, A.D., 2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 6 BLK 24 1ST ADDN TO MAYFAIR PB 4 P 12 OR 7034 P 816 OR 7754 P 427 OR 7767 P 373

SECTION 15, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 055413000 (1025-70)

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

MARY ELLEN SIDNER THOMPSON

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of October, which is the **1st day of October 2025**.

Dated this 13th day of May 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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 #: 05-5413-000 CERTIFICATE #: 2023-2386

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

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

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

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

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

Period Searched: July 15, 2005 to and including July 15, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: July 16, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 16, 2025

Tax Account #: **05-5413-000**

1. The Grantee(s) of the last deed(s) of record is/are: **MARY ELLEN SIDNER THOMPSON**

By Virtue of Warranty Deed recorded 3/13/2009 in OR 6436/1513 together with Warranty Deed recorded 6/20/2013 in OR 7034/816 and Death Certificate recorded 8/28/2017 in OR 7767/373

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. **Judgment in favor of Receivables Acquisition and Management Corporation recorded 12/14/2007 – OR 6261/1725**
- b. **Judgment in favor of Coastal Bank and Trust of Florida recorded 7/15/2010 – OR 6613/1821**
- c. **Code Enforcement Order in favor of Escambia County recorded 11/02/201 – OR 6929/1307 together with Cost Order recorded 12/11/2015 – OR 7448/539**

4. Taxes:

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

Tax Account #: 05-5413-000

Assessed Value: \$53,574.00

Exemptions: NONE

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

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

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

PERDIDO TITLE SOLUTIONS
PROPERTY INFORMATION REPORT

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

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

**CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA
TAX DEED SALE**

OCT 1,

DATE: 2025

TAX ACCOUNT

05-

#: 5413-000

CERTIFICATE

#: 2023-2386

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

☐☒

Notify City of Pensacola, P.O. Box 12910, 32521

☐☒

Notify Escambia County, 190 Governmental Center, 32502

☐☒

Homestead for 2024 tax year.

MARY ELLEN SIDNER THOMPSON
2040 HOLLYHILL RD
PENSACOLA, FL 32526

MARY ELLEN SIDNER THOMPSON
1006 E MADISON DR
PENSACOLA, FL 32505

**RECEIVABLES ACQUISITION AND
MANAGEMENT CORPORATION**
2500 PLAZA FIVE
HARBORSIDE FINANCIAL CENTER
JERSEY CITY, NJ 07311

MARY THOMPSON
1018 W BELMONT ST
PENSACOLA, FL 32501

COASTAL BANK AND TRUST OF FLORIDA
125 WEST ROMANA ST STE 400
PENSACOLA, FL 32502

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

MARY THOMPSON
6705 FLAGLER DR
PENSACOLA, FL 32503

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



BY: Michael A. Campbell, As Its President

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

PROPERTY INFORMATION REPORT

July 16, 2025

Tax Account #:05-5413-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 6 BLK 24 1ST ADDN TO MAYFAIR PB 4 P 12 OR 7034 P 816 OR 7754 P 427 OR 7767 P 373

SECTION 15, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-5413-000(1025-70)

Recorded in Public Records 03/13/2009 at 03:52 PM OR Book 6436 Page 1513,
Instrument #2009017228, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$233.80

Prepared by and return to:
Deborah Garcia
Attorney at Law
Deval, LLC
1301 Plantation Island Drive,
Saint Augustine, FL 32080
091-408563
Parcel ID: 05-5413-000

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 9th day of March, 2009 between Steve Preston, the Secretary of Housing and Urban Development, and/or its successor, whose post office address is 2600 Douglas Road, Ste. 800, Coral Gables, FL 33134, grantor, and Robert Sidner, a married man whose post office address is 2040 HollyhIII Road, Pensacola, FL 32526, grantee:

(Whenever 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, trusts and trustees)

Witnesseeth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

LOT 6, BLOCK 24, 1st ADDITION TO MAYFAIR, BEING A PORTION OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TH PLAT RECORDED IN PLAT BOOK 4, AT PAGE 12 OF THE PUBLIC RECORDS OF SAID COUNTY.

Commonly known as: 1006 E. Madison Dr, Pensacola, FL 32505

Subject to easements, restrictions, covenants, conditions, agreements and reservations of record, if any, and to taxes for the year 2009 and thereafter.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: March 9, 2009

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 grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

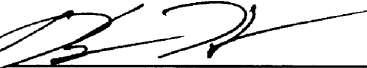
DoubleTime

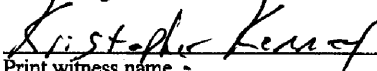
BK: 6436 PG: 1514 Last Page

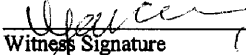
091-408563
05-5413-000**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

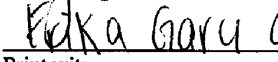
Signed, sealed and delivered in our presence:

Steve Preston



Witness Signature

Print witness name

Witness Signature

Print witness name

The Secretary of Housing and Urban Development

By: National Home Management Solutions, LC as

Managing & Marketing (M&M) Contractor for the

U.S. Department of Housing and Urban Development

By: 

Nonka AriasNATIONAL HOME MANAGEMENT
SOLUTIONS, LLC AS PRIME
CONTRACTOR FOR CONTRACT
#G-ATL01761 FOR THE U.S.
DEPARTMENT OF HOUSING
& URBAN DEVELOPMENT

Printed name of Authorized Agent

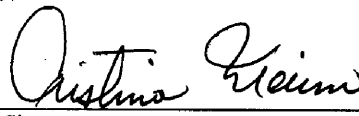
National Home Management Solutions, LC

2600 Douglas Road, Ste 800

Coral Gables, Florida 33134

State of Florida
County of Miami-Dade

Before me personally appeared Nonka Arias, who is personally well known to me and known to me to be duly authorized to sign by virtue of the delegation of authority published at 70 FR 43171 (July 26, 2005) on behalf of the Secretary of Housing & Urban Development, and the person who executed the foregoing instrument bearing date March 9, 2009 by virtue of the above cited authority, and acknowledged before me that he/she executed same for and on behalf of Steve Preston, the Secretary of Housing and Urban Development, Washington, DC, for the purpose therein expressed.

Witness my hand official seal this 5th day of March, 2009.

Notary Signature

Recorded in Public Records 06/20/2013 at 02:02 PM OR Book 7034 Page 816,
Instrument #2013045167, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$0.70

This Instrument Prepared by:
Thomas C. Staples
Staples, Ellis + Associates, P.A.
41 N. Jefferson St., Suite 400
Pensacola, FL 32502
Return to:
Name
Address

Property Appraiser's Parcel ID Number:

WARRANTY DEED

This Indenture, executed this 20 day of June, 2013,
between Robert Sidner, a/k/a Robert D. Sidner, a divorced man, grantor*, to Mary Ellen
Sidner Thompson, a married woman, grantee.*

WITNESSETH, that said grantor, for and consideration of the sum of TEN
(\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid
by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold
to the said grantee, and grantee's heirs and assigns forever, the following described land,
situated, lying and being in Escambia County, Florida, to-wit:

Lot 6, Block 24, 1st Addition to Mayfair, being a portion of
Section 14, Township 2 South, Range 30 West, Escambia
County, Florida, according to plat recorded in Plat Book 4,
at Page 12, of the public records of said County

The Grantor, Robert Sidner, a/k/a Robert D. Sidner, retains a
Life Estate in the subject property

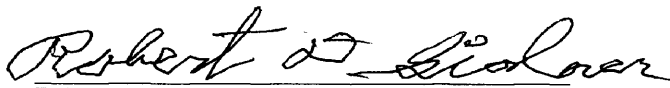
The Subject property is not homestead property

and said grantor does hereby fully warrant the title to said land, and will defend the same
against lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE
EXAMINATION OR TITLE INSURANCE FROM A LEGAL DESCRIPTION
PROVIDED BY THE GRANTOR.**

In Witness Whereof, grantor has hereto set grantor's hand and seal the day and year
first above written.


ROBERT SIDNER
A/K/A ROBERT D. SIDNER

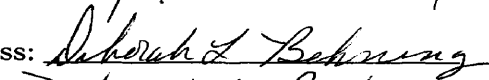
First Witness:

Printed Name:


Mary Grace Rosal-Loftin

Second Witness:

Printed Name:


Deborah L. Behning

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 20 day of
June, 2013, by Robert Sidner, a/k/a Robert D. Sidner, who is personally known
to me or has produced 70L as identification. He did not take an oath.

NOTARY PUBLIC-STATE OF FLORIDA
Margret Hildreth
Commission # EE070160
Expires: MAR. 16, 2015
BONDED THRU ATLANTIC BONDING CO., INC.


NOTARY PUBLIC

Recorded in Public Records 12/14/2007 at 10:17 AM OR Book 6261 Page 1725,
Instrument #2007116446, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 10/22/2007 at 08:51 AM OR Book 6236 Page 346,
Instrument #2007100122, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY FLORIDA

RECEIVABLES ACQUISITION and
MANAGEMENT CORP.

2500 Plaza Five
Harborside Financial Center
Jersey City, NJ 07311

Plaintiff,

vs.

Case No. 2007 SC 000237
Division V

MARY E. SMITH aka
MARY ELAINE SMITH aka
MARY THOMPSON aka
MARY CALHOUN
1018 W. Belmont St.
Pensacola, FL 32501

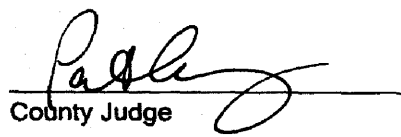
Defendant.

FINAL JUDGMENT

At a final hearing in open court, the plaintiff appeared with counsel and the defendant appeared representing herself. Defendant candidly admits she signed a written contract purchasing "study guides" on November 16, 2004, and that she received the materials she purchased. However, after thirty days she decided that she did not have the time or finances to pursue the program. She attempted to rescind the contract by returning the materials and calling to cancel, but did not do so within the contractual three day right to cancel. Therefore it is

ORDERED AND ADJUDGED that plaintiff shall recover from defendant \$4,329.04 plus pre-judgment interest of \$934.00, court costs of \$275.00, and attorney's fees of \$400.00 which shall accrue interest at 11% per annum for which let execution issue. Further ordered that plaintiff shall return the study materials to defendant within thirty days of the date of this final judgment.

DONE AND ORDERED in open court on October 12, 2007, Pensacola, Escambia County, Florida.

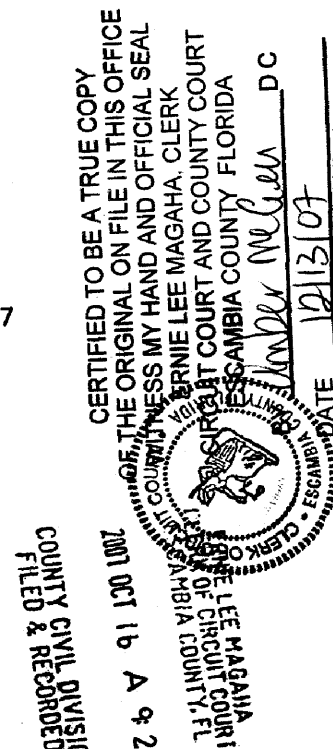

County Judge

cc: Stephen R. Hogan, Attorney for Plaintiff
Defendant

Case: 2007 SC 000237

00011370962

Dkt: CC1033 Pg#: 1



Recorded in Public Records 07/15/2010 at 11:06 AM OR Book 6613 Page 1821,
Instrument #2010045553, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

Recorded in Public Records 07/06/2010 at 10:34 AM OR Book 6610 Page 103,
Instrument #2010042950, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

COASTAL BANK AND TRUST OF FLORIDA,
successor by merger with BANK OF PENSACOLA,

Plaintiff,

Case No. 2009 CA 003000

vs.

MARY LYNN THOMPSON, UNITED STATES OF
AMERICA, DEPARTMENT OF TREASURY,
INTERNAL REVENUE SERVICE, and RECEIVABLES
ACQUISITION AND MANAGEMENT CORP.,

Defendants.

FILED & RECORDED
JUN 24 A 11:08
ESCAMBIA COUNTY, FL

FINAL JUDGMENT OF DEFICIENCY

This cause came before the Court on Plaintiff's Motion for Deficiency Judgment, and the Court, having reviewed its file, considered the evidence, and heard from counsel, and otherwise being fully advised in all relevant matters, hereby finds that the motion is granted. It is, therefore ORDERED and ADJUDGED that,

1. Plaintiff, Coastal Bank and Trust of Florida, successor by merger with Bank of Pensacola, 125 West Romana Street, Suite 400, Pensacola, Florida 32502, shall have a final money judgment of deficiency against Defendant, Mary Lynn Thompson, for damages in the amount of \$41,415.62, plus post-judgment statutory interest in the amount of \$1,151.89, for a total final judgment amount of \$42,567.51. This final judgment shall accrue interest at the rate of 6% per annum until satisfied. FOR ALL OF WHICH LET EXECUTION ISSUE.

2. The Court awards attorneys' fees and costs to Plaintiff pursuant to the terms of the loan documents sued upon herein. Jurisdiction of this case is retained to determine the amount of attorneys' fees and costs, and to enter further orders as are just and proper.

Case: 2009 CA 003000

00010913561

Dkt: CA1036 Pg#: 2

38

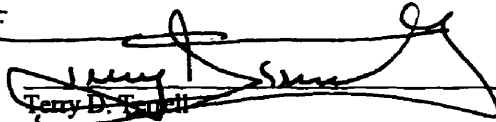
BK: 6613 PG: 1822 Last Page

BK: 6610 PG: 104 Last Page

3. It is further ordered and adjudged that Defendant, Mary Lynn Thompson, shall complete under oath Florida Civil Rule of Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on Plaintiff's counsel within forty-five (45) days from the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed. Jurisdiction of this case is retained to enter all orders that are proper to compel Defendant, Mary Lynn Thompson, to complete Form 1.977, including all required attachments, and serve it on Plaintiff's counsel.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida this

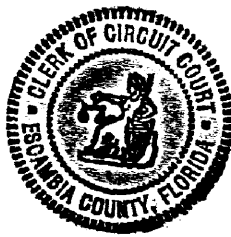
24th day of June, 2010.


Terry D. Farrell
Circuit Court Judge

H/D 4/24
Conformed copies:

Judson C. Brandt, Esq.
Mary Lynn Thompson

W/198
A0676517.DOC



Certified to be a true copy
the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By: *Ernie Lee Magaha* D.C.
Date: *6/25/10*

Recorded in Public Records 11/02/2012 at 10:06 AM OR Book 6929 Page 1212,
Instrument #2012084064, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

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

ESCAMBIA COUNTY, FLORIDA

VS.

**CASE NO: CE#12-05-01879
LOCATION: 902 Blue Springs Avenue
PR# 441S30-1000-007-016**

**Mary Thompson & William Springer
902 Blue Springs Avenue
Pensacola, Florida 32505-2008**

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/her in
the form of testimony by the Enforcement Officer and the respondent or
representative, ~~NONE APPEARED AFTER~~ ^{DUE NOTICE}, 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

- ☒ 42-196 (a) Nuisance Conditions
- ☒ 42-196 (b) Trash and Debris
- ☐ 42-196 (c) Inoperable Vehicle(s); Described _____
- ☒ 42-196 (d) Overgrowth

Certified to be a true copy
Of the original on file in this office
Witness my hand and official
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
BY Ernie Lee Magaha
DATE 11-1-12



- ☐ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)
☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☐ (o)
☐ (p) ☐ (q) ☐ (r) ☐ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Article 6 Commercial in residential and non permitted use
- ☐ LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits
- ☐ LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Repeat violation(s) _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: MARY THOMPSON AND WILLIAM SPRINGER shall have until November 29, 2012 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.
- ☐ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☐ 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 structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☒ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____



If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 150 . 00 per day, commencing November 30, 2012. 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 TOWING OF DESCRIBED VEHICLE(S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1100,00 are awarded in favor of Escambia County as the prevailing party against MARY THOMAS AND WILLIAM SPANGLER.


This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies 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 Escambia Central Office Complex, 3363 W. Park Place, Pensacola, Florida 32504 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 OCTOBER, 2012.



Jeffrey T. Sauer
Special Magistrate
Office of Environmental Enforcement



Recorded in Public Records 12/11/2015 at 12:20 PM OR Book 7448 Page 539,
Instrument #2015093791, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

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

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 12-05-01879
Location: 902 Blue Springs Avenue
PR# 441S301000007016

Mary Thompson & William Springer
6705 Flagler Drive
Pensacola, FL 32503

ORDER


THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of October 30, 2012; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris, (d) Overgrowth.

Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. Escambia County having given the Respondent notice of the fines and abatement costs and the Respondent having failed to timely object thereto. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that in addition to the costs of \$1,100.00 imposed by the Order of Special Magistrate dated October 30, 2012, the following itemized fines and abatement fees are hereby imposed as follow:

Itemized	Cost
a. Fines (\$150.00 per day 11/30/12 - 09/03/15)	\$151,050.00
b. County Abatement Fees	\$ <u> .00</u>
Total	\$151,050.00 which

together with the previously imposed costs of \$1,100.00 makes a total of \$152,150.00

DONE AND ORDERED at Escambia County, Florida, this 7TH day of December, 2015.



Special Magistrate
Office of Environmental Enforcement