



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

1025-79

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	BARGAINEER ROBERT E 2400 ST MARY AVE PENSACOLA, FL 32505 2400 ST MARY AVE 06-1835-000 LT 1 AND S 50 FT OF LT 2 BLK H 1ST ADDN OF PINECREST PB 2 P 17 OR 8616 P 1279	Certificate #	2023 / 2680
		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)
# 2023/2680	06/01/2023	2,060.59	103.03	2,163.62
→Part 2: Total*				2,163.62

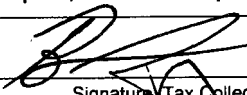
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2024/2826	06/01/2024	2,283.38	6.25	151.75	2,441.38
Part 3: Total*					2,441.38

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	4,605.00
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,670.88
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)	6,650.88

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

Sign here:  _____
Signature Tax Collector or Designee

Escambia, Florida
Date April 24th, 2025

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	78,183.50
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: 2500381

To: Tax Collector of ESCAMBIA 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
06-1835-000	2023/2680	06-01-2023	LT 1 AND S 50 FT OF LT 2 BLK H 1ST ADDN OF PINECREST PB 2 P 17 OR 8616 P 1279

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

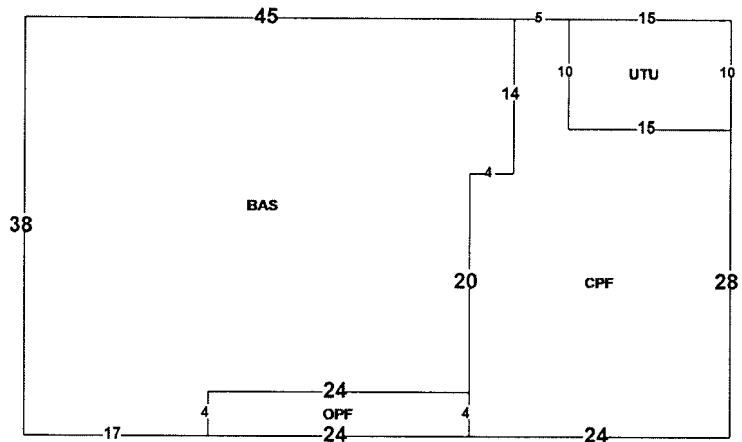
[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)

[←](#) Nav. Mode
 ☒ Account
 ☐ Parcel ID
 [→](#)

[Printer Friendly Version](#)

General Information Parcel ID: 172S301401010008 Account: 061835000 Owners: BARGAINEER ROBERT E Mail: 2400 ST MARY AVE PENSACOLA, FL 32505 Situs: 2400 ST MARY AVE 32505 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>\$21,968</td> <td>\$134,399</td> <td>\$156,367</td> <td>\$156,367</td> </tr> <tr> <td>2023</td> <td>\$21,968</td> <td>\$128,982</td> <td>\$150,950</td> <td>\$141,285</td> </tr> <tr> <td>2022</td> <td>\$13,245</td> <td>\$115,196</td> <td>\$128,441</td> <td>\$128,441</td> </tr> </tbody> </table> Disclaimer Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage					Year	Land	Imprv	Total	Cap Val	2024	\$21,968	\$134,399	\$156,367	\$156,367	2023	\$21,968	\$128,982	\$150,950	\$141,285	2022	\$13,245	\$115,196	\$128,441	\$128,441																																											
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Parcel Information							Launch Interactive Map																																																																			

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



Last Updated: 05/12/2025 (tc.7317)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 02680**, 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 1 AND S 50 FT OF LT 2 BLK H 1ST ADDN OF PINECREST PB 2 P 17 OR 8616 P 1279

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 061835000 (1025-79)

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

ROBERT E BARGAINEER

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 #: 06-1835-000 CERTIFICATE #: 2023-2680

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 #: **06-1835-000**

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

By Virtue of Quit Claim Deed recorded 9/14/2021 in OR 8616/1279

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. **Mortgage in favor of Richard Lewis recorded 9/14/2021 – OR 8616/1281**
- b. **Code Enforcement Order in favor of Escambia County recorded 8/4/2017 – OR 7756/1 together with Amended Order recorded 1/2/2018 – OR 7832/1319**
- c. **Judgment in favor of Escambia County recorded 10/22/2008 – OR 6389/953**
- d. **Judgment in favor of Escambia County recorded 10/11/2018 – OR 7982/282**
- e. **Judgment in favor of Escambia County recorded 9/1/2020 – OR 8360/1392**

4. Taxes:

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

Tax Account #: 06-1835-000

Assessed Value: \$156,367.00

Exemptions: HOMESTEAD EXEMPTION

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

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

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

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

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

CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: OCT 1, 2025
TAX ACCOUNT #: 06-1835-000
CERTIFICATE #: 2023-2680

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2024</u> tax year.

ROBERT E BARGAINEER
2400 ST MARY AVE
PENSACOLA, FL 32505

RICHARD LEWIS
2803 N S STREET
PENSACOLA, FL 32505

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

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 #:06-1835-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 1 AND S 50 FT OF LT 2 BLK H 1ST ADDN OF PINECREST PB 2 P 17 OR 8616 P 1279

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-1835-000(1025-79)

Recorded in Public Records 9/14/2021 10:26 AM OR Book 8616 Page 1279,
Instrument #2021100867, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$1,050.00

Prepared ByName: Richard LewisAddress: 2803 N S StreetPensacola FLState: FL Zip Code: 32505**After Recording Return To**Name: Robert BargaineerAddress: 2400 Saint Mary AvePensacolaState: FL Zip Code: 32505

Space Above This Line for Recorder's Use

FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA

ESCAMBIA COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of
Ten Dollars (\$ 10.00) in hand paid to
Richard Lewis, a single man, residing at 2803 N S Street,
County of Escambia, City of Pensacola, State of Florida
(hereinafter known as the "Grantor(s)") hereby quitclaims to Robert E Bargaineer
residing at 2400 St Mary Ave, County of Escambia,
City of Pensacola, State of Florida (hereinafter known as the
"Grantee(s)") all the rights, title, interest, and claim in or to the following described real
estate, situated in ESCAMBIA County, Florida to-wit:

LT 1 AND S 50 FT OF LT 2 BLK H 1ST ADDN OF PINECREST PB 2 P 17 OR 4085 P
1368 OR 5888 P 1588 OR 6165 P 462 OR 8113 P 1368

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

To have and to hold, the same together with all and singular the appurtenances
thereunto belonging or in anywise appertaining, and all the estate, right, title, interest,
lien, equity and claim whatsoever for the said first party, either in law or equity, to the
only proper use, benefit and behoof of the said second party forever.



BK: 8616 PG: 1280 Last Page

Richard P. Lewis

Grantor's Signature

Richard P. Lewis

Grantor's Name

2803 N S Street

Address

Pensacola FL 32505

City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Ashley Danner

Witness's Signature

Ashley Danner

Witness's Name

221 Palafox Pl Suite 110

Address

Pensacola, FL 32502

City, State & Zip

Kathy Steyn

Witness's Signature

Kathy Steyn

Witness's Name

221 Palafox Pl Suite 110

Address

Pensacola, FL 32502

City, State & Zip

STATE OF FLORIDA)

COUNTY OF Escambia)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard P. Lewis whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date. *Physically Present

Given under my hand this 14th day of September, 2021.



Ashley Danner
Comm. #HH075772
Expires: Dec. 29, 2024
Bonded Thru Aaron Notary

Ashley Danner
Notary Public

My Commission Expires: _____



Recorded in Public Records 9/14/2021 10:26 AM OR Book 8616 Page 1281,
Instrument #2021100868, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 MTG Stamps \$490.00 Int. Tax \$280.00

Owner Financing Mortgage Contract

This agreement is entered into on the _____ day of September, 20 21
between Richard Lewis (hereinafter "Owner") and
Robert E. Bargaineer (hereinafter "Buyer") for the sale of the
property located at 2400 Saint Mary Ave, Pensacola, FL 32505
(hereinafter "property"). LT 1 AND S 50 FT OF LT 2 BLK H 1ST ADDN OF PINECREST
PB 2 P 17 OR 4085 P 1368 OR 5888 P 1588 OR 6165 P 462 OR 8113 P 1368
At all times the laws of the state in which the property is located govern this contract. This
contract is not a sale contract for the property. A separate sale contract for the property must be
entered into and executed according to the laws of the state in which the property is located.

Loan Terms

This contract establishes that Owner shall sell and Buyer shall buy the property and that Owner
shall finance the balance of the purchase price for the property for Buyer after Buyer delivers a
down payment.

The purchase price of the property is 150,000.00, as agreed to by the parties to
this contract.

Buyer is is not (circle one) obtaining financing for any portion of the purchase price of the
property from a third party, such as a bank. Buyer must notify Owner of the amount of financing
obtained from any third party and provide the name and contact information of the third party
within 30 days of obtaining such financing.

The down payment amount of 10,000.00 has been agreed to by the parties and is to be
delivered no later than September, 15, 20 21. Failure to provide this down
payment nullifies this contract in its entirety.

The amount that Owner will finance for Buyer for the sale of the property is
140,000.00 (hereinafter "Owner finance"). Owner shall carry the promissory note
for the entire mortgage term for the amount identified as Owner finance.

Buyer has submitted a mortgage application to obtain this financing and Owner has approved
Buyer's finances.

Financing for the mortgage is to last for a period of 10 years and carries an interest
rate of 5 percent. This interest rate is (circle one) flexible according to the

BK: 8616 PG: 1282

mortgage rate index chosen by the parties. The parties have chosen 2 Percent as the mortgage rate index to govern this contract. Any changes to interest rate can be made solely by the Owner, but must be provided in writing no less than 60 days prior to the change coming into effect.

Payment for the mortgage is due monthly in the amount of 1,484.92. This amount does does not (circle one) include taxes, insurance, and legal, state, and other fees associated with owning the property. Should this amount include these fees and should these fees change due to changes in rates being set by the governing party, such as the state tax authority, the parties will notify each other of any changes that are brought to their attention within 30 days.

Prepayment of all or a portion of the financing extended to Buyer is allowed and carries no penalties.

This agreement is secured by the home. Buyer's failure to pay the mortgage payment when due as described above entitles Owner to initiate foreclosure proceedings as allowed by state against Buyer. Owner has the right to repossess the property after the conclusion of foreclosure proceedings, as outlined and permitted by the laws of the state in which the property is located.

Loan Servicing

Owner will will not (circle one) hire a loan servicing company to draw up the mortgage documents and handle the processing of payments. The selection of the servicing company is solely at the discretion of the Owner. Any fees charged by the chosen company for servicing the loan will be handled directly by the Owner. Owner reserves the right to hire a servicing company at any time. Notification of the choice of servicing company will be provided to the Owner no later than 30 days before payment should be sent to the servicing company.

Owner may change servicing companies at any time without giving prior notice to Owner. However, Owner must notify Buyer or have the new servicing company notify Buyer of any changes to choice of loan servicing company at least 30 days prior to the change in mailing address for monthly payment. Any fees incurred due to the Owner's failure to provide Buyer with notice, either directly or from the service company, and the Buyer's sending payment to the incorrect address shall be paid by Owner.

This contract is full in its entirety. Any additions must be made in writing and amended to this contract.

BK: 8616 PG: 1283 Last Page

Entered into this 14th day of September, 2021.

Robert E. Bargaineer Sr.
Buyer ROBERT E. BARGAINEER SR.

Richard P. Lewis
Owner Richard P. Lewis

STATE OF FLORIDA
COUNTY OF ESCAMBLA

The foregoing instrument was acknowledged before me by means of X physical presence or
___ online notarization, this 14th day of September, 2021, by Robert Eugene Bargaineer Sr.
and Richard Paul Lewis

Ashley Danner
Signature-Notary Public, State of Florida

Ashley Danner
Print Commissioned Name of Notary Public

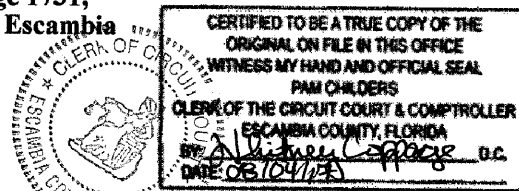
Personally Known ___ OR Produced Identification X
Type of Identification Produced FLDL



Ashley Danner
Comm. #HH075772
Expires: Dec. 29, 2024
Bonded Thru Aaron Notary

Recorded in Public Records 8/4/2017 10:50 AM OR Book 7756 Page 1,
Instrument #2017060083, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

Recorded in Public Records 8/4/2017 10:04 AM OR Book 7755 Page 1731,
Instrument #2017060026, Pam Childers 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**

PETITIONER
ESCAMBIA COUNTY FLORIDA,

VS.

**CASE NO: CE#17-02-00544
LOCATION: 2400 St Mary Avenue
PR# 172S301401010008**

**Grooms Janet S & Hughes Dorothea A Est of
2400 St Mary Avenue
Pensacola, FL 32505
RESPONDENT**

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, Janet Grooms, 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

BK: 7756 PG: 2

BK: 7755 PG: 1732

- ☐ 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 Chapter 3 Commercial in residential and non permitted use
- ☐ LDC Chapter 2 Article 3 Land Disturbance without permits
- ☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign ROW
- ☒ LDC Sec 4-7.9 Outdoor Storage _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in
the premises; it is hereby **ORDERED** that **RESPONDENT** shall have until September 15,
2017 to correct the violation and to bring the violation into compliance.

BK: 7756 PG: 3**BK: 7755 PG: 1733**

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 _____

BK: 7756 PG: 4

BK: 7755 PG: 1734

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 20.00 per day, commencing September 16, 2017. 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 \$ 1,100 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT.**

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.

BK: 7756 PG: 5 Last Page**BK: 7755 PG: 1735 Last Page**

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 1st day of August, 2017.



John B Trawick
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 1/2/2018 9:53 AM OR Book 7832 Page 1319,
Instrument #2018000073, Pam Childers 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**

PETITIONER
ESCAMBIA COUNTY FLORIDA,

VS.

**CASE NO: CE#17-02-00544
LOCATION: 2400 St Mary Avenue
PR# 172S301401010008**

**Grooms Janet S & Hughes Dorothea A Est of
2400 St Mary Avenue
Pensacola, FL 32505
RESPONDENT**

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 or representative, thereof, Janet Grooms, 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

BK: 7832 PG: 1320

- ☒ 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 Chapter 3 Commercial in residential and non permitted use
- ☐ LDC Chapter 2 Article 3 Land Disturbance without permits
- ☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign ROW
- ☒ LDC Sec 4-7.9 Outdoor Storage _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that **RESPONDENT** shall have until September 15, 2017 to correct the violation and to bring the violation into compliance.

BK: 7832 PG: 1321

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 _____

BK: 7832 PG: 1322

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 20.00 per day, commencing September 16, 2017. 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 \$ 1,100.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT**.

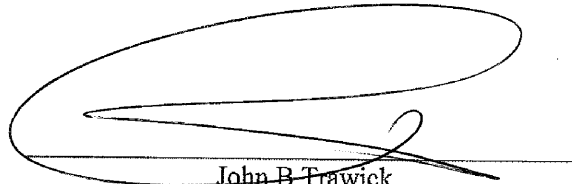
This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute 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.

BK: 7832 PG: 1323 Last Page

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 19th day of December, 2017.



John B Trawick
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 10/22/2008 at 04:25 PM OR Book 6389 Page 953,
Instrument #2008079524, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY
190 GOVERNMENTAL CENTER
PENSACOLA, FLORIDA

STATE OF FLORIDA

VS

JANET L SAVAGE GROOMS
2400 ST MARY AVE
PENSACOLA FL 32505

CASE NO: 2008 CO 026249 A
CITATION NO: 15657
W/F DOB: 05/13/1963

ERDIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2008 OCT 21 P 3:37
COUNTY CRIMINAL DIVISION
FILED & RECORDED

JUDGMENT AGAINST DEFENDANT FOR ANIMAL CONTROL FINES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$100.00, plus \$10.00 delinquent fee payable to the Clerk of the Court, for a total of \$110.00, which the Court has determined to be the defendant's liability for civil infraction under animal control law per FS 828.27, and related costs.

It is further ordered and adjudged that, in accordance with Section 828.27, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 21 day of Oct, 08



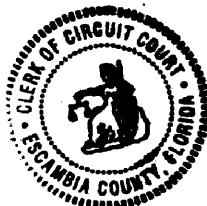
Judge

ONE OF THE FOLLOWING MUST BE EXECUTED

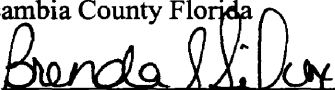
I hereby acknowledge receipt of a copy of this judgment.

Defendant's Signature

I do hereby certify that copy of hereof had been furnished to defendant by delivery/mail, this 22nd day of October, 2008.



Ernie Lee Magaha
Clerk of the Circuit Court
Escambia County Florida

By: 
Deputy Clerk

Recorded in Public Records 10/11/2018 11:50 AM OR Book 7982 Page 282,
Instrument #2018081723, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 78984935 E-Filed 10/08/2018 09:49:27 AM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2017 CF 004368 A

JANET LUCILLE SAVAGE GROOMS
2400 ST MARY AV
PENSACOLA, FL 32505

DIVISION: E
DATE OF BIRTH: 05/13/1963

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

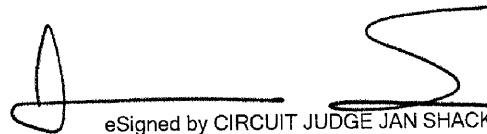
On **OCTOBER 3, 2018**, an order assessing fines, costs, and additional charges was entered against the Defendant, **JANET LUCILLE SAVAGE GROOMS**. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$1,011.00**, which shall bear interest at the rate prescribed by law, **6.09%**, until satisfied.

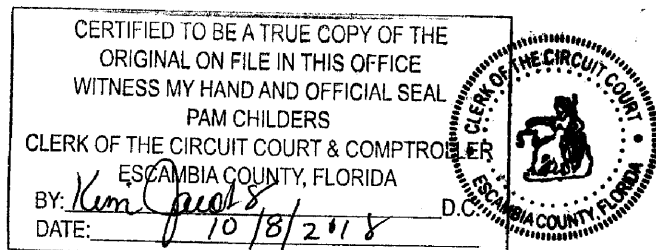
It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.


eSigned by CIRCUIT JUDGE JAN SHACKELFORD
on 10/06/2018 16:59:39 JvWxiOJ

CIRCUIT JUDGE



(CFCTMIMFNLCHRG2 #24984)

Recorded in Public Records 9/1/2020 8:22 AM OR Book 8360 Page 1392,
Instrument #2020072439, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 112625480 E-Filed 08/31/2020 12:25:41 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2020 CO 003670 A

JANET LUCILLE SAVAGE GROOMS
HOMELESS

DIVISION: IV
DATE OF BIRTH: 05/13/1963

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On **AUGUST 25, 2020**, an order assessing fines, costs, and additional charges was entered against the Defendant, **JANET LUCILLE SAVAGE GROOMS**. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$283.00**, which shall bear interest at the rate prescribed by law, **6.03%**, until satisfied.

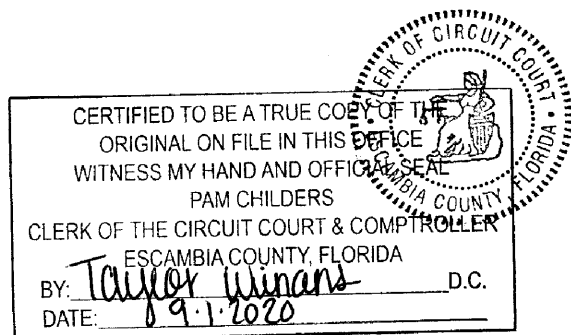
It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.

Thomas Johnson
Signed by Thomas Johnson
on 08/28/2020 14:28:55 Q8rN5ZKr

COUNTY JUDGE



(CFCTMMFNLCHRGS2 #24984)