

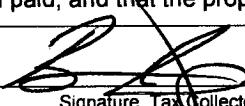


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C.
Effective 07/19
Page 1 of 2

1125-1

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Application date	Apr 21, 2025
Property description	LIU KEVIN 2601 N ST PENSACOLA, FL 32501 3010 W MORENO ST 06-3832-000 LTS 3 4 AND E1/2 OF LT 2 BLK 6 WELLES S/D PB 1 P 71 OR 8820 P 366 CA 137			Certificate #	2023 / 2910
				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)	
# 2023/2910	06/01/2023	1,501.03	75.05	1,576.08	
→ Part 2: Total*					1,576.08
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)
# 2024/3111	06/01/2024	1,010.56	6.25	71.79	1,088.60
Part 3: Total*					1,088.60
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)					2,664.68
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					923.46
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)					3,963.14
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		
Signature, Tax Collector or Designee			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: _____ Signature, Clerk of Court or Designee	Date of sale <u>11/05/2025</u>

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: 2500262

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6023

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

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

Account Number	Certificate No.	Date	Legal Description
06-3832-000	2023/2910	06-01-2023	LTS 3 4 AND E1/2 OF LT 2 BLK 6 WELLES S/D PB 1 P 71 OR 8820 P 366 CA 137

I agree to:

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

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

Electronic signature on file

KEYS FUNDING LLC - 6023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025
Application Date

Applicant's signature



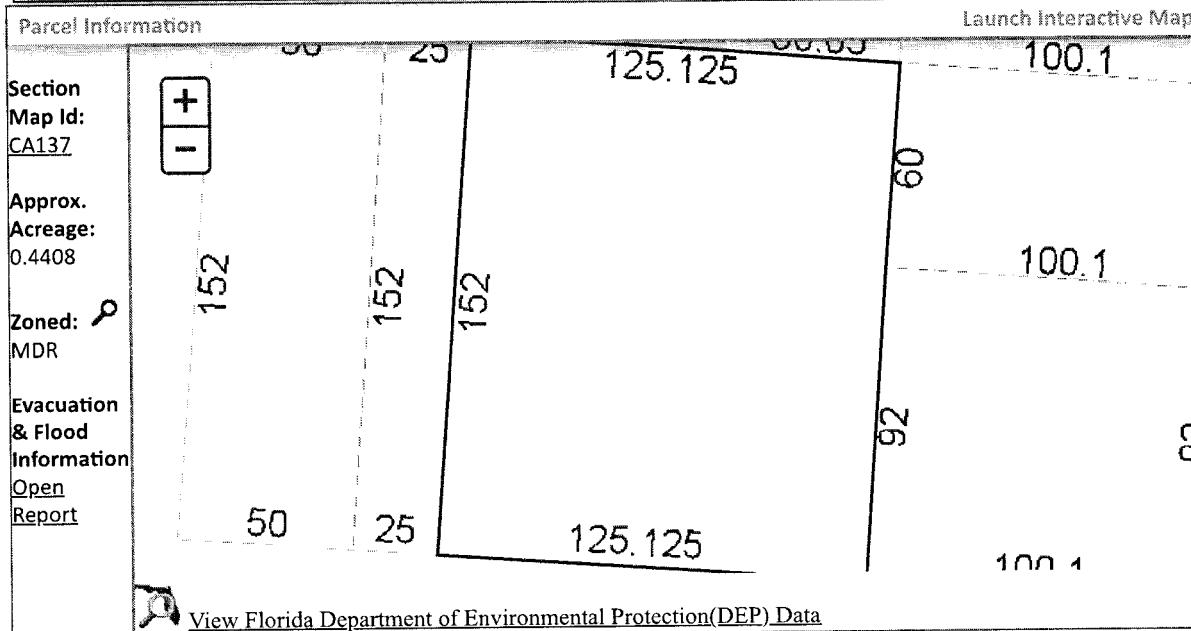
Gary "Bubba" Peters

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)
← Nav. Mode Account Parcel ID →
[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	332S301600003006					
Account:	063832000					
Owners:	LIU KEVIN					
Mail:	2601 N 1ST PENSACOLA, FL 32501					
Situs:	3010 W MORENO ST 32505					
Use Code:	MULTI-FAMILY <=9					
Taxing Authority:	COUNTY MSTU					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data Type List:						
Sale Date Book Page Value Type Multi Parcel Records						
07/05/2022	8820	366	\$14,100	TD	N	
05/2007	6153	1908	\$82,000	WD	Y	
02/1996	3919	918	\$40,000	WD	Y	
04/1977	3473	820	\$100	WD	N	
03/1975	3473	819	\$100	WD	N	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						
2024 Certified Roll Exemptions						
None						
Legal Description						
LTS 3 4 AND E1/2 OF LT 2 BLK 6 WELLES S/D PB 1 P 71 OR 8820 P 366 CA 137						
Extra Features						
None						



Buildings

Address: 3008 W MORENO ST, Improvement Type: SINGLE FAMILY, Year Built: 1955, Effective Year: 1955, PA Building ID#: 81161

Structural Elements

DECOR/MILLWORK-MINIMUM

DWELLING UNITS-1

EXTERIOR WALL-SIDING-BLW.AVG.

FLOOR COVER-PINE/SOFTWOOD

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-UNIT HEATERS

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE

STORY HEIGHT-0

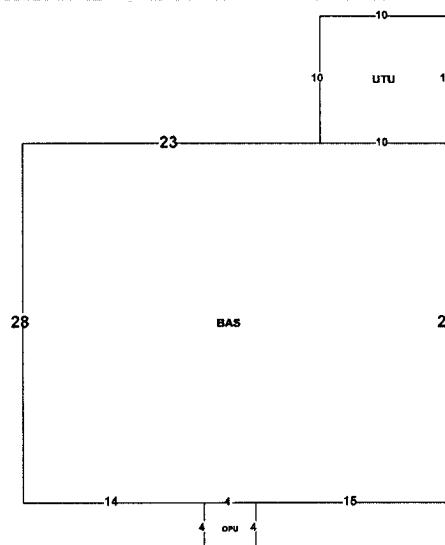
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1040 Total SF

BASE AREA - 924

OPEN PORCH UNF - 16

UTILITY UNF - 100



Images



3/3/2022 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: 05/14/2025 (tc 5126)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025035949 5/16/2025 9:11 AM
OFF REC BK: 9318 PG: 1222 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 02910**, 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:

LTS 3 4 AND E1/2 OF LT 2 BLK 6 WELLES S/D PB 1 P 71 OR 8820 P 366 CA 137

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 063832000 (1125-11)

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

KEVIN LIU

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 November, which is the **5th day of November 2025**.

Dated this 16th 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 #: 06-3832-000 CERTIFICATE #: 2023-2910

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: August 8, 2005 to and including August 8, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: August 11, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 11, 2025
Tax Account #: **06-3832-000**

1. The Grantee(s) of the last deed(s) of record is/are: **KEVIN LIU**

By Virtue of Tax Deed recorded 7/12/2022 in OR 8820/366

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Code Enforcement Order in favor of Escambia County recorded 4/30/2021 – OR 8520/103 together with Amended Order recorded 1/13/2022 – OR 8702/786, Amended Order recorded 2/17/2022 – OR 8724/1822, and Cost Order recorded 10/12/2022 – OR 8873/1230**
 - b. **Code Enforcement Order in favor of Escambia County recorded 10/4/2023 – OR 9050/1354 together with Cost Order recorded 5/10/2024 – OR 9145/656**
 - c. **Code Enforcement Order in favor of Escambia County recorded 5/16/2025 – OR 9318/1543**
 - d. **Code Enforcement Order in favor of Escambia County recorded 7/3/2019 – OR 8122/1775 together with Amended Order recorded 8/1/2019 – OR 8139/1457 and Cost Order recorded 6/11/2020 – OR 8311/1344**
4. Taxes:

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

Tax Account #: 06-3832-000

Assessed Value: \$59,630.00

Exemptions: NONE

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

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

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

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

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

CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: NOV 5, 2025

TAX ACCOUNT #: 06-3832-000

CERTIFICATE #: 2023-2910

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.

KEVIN LIU
2601 N 1 ST
PENSACOLA, FL 32501

KEVIN LIU
3010 W MORENO ST
PENSACOLA, FL 32505

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

Certified and delivered to Escambia County Tax Collector, this 11th day of August 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

August 11, 2025
Tax Account #:06-3832-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LTS 3 4 AND E1/2 OF LT 2 BLK 6 WELLES S/D PB 1 P 71 OR 8820 P 366 CA 137

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-3832-000(1125-11)

Recorded in Public Records 7/12/2022 9:45 AM OR Book 8820 Page 366,
 Instrument #2022070540, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$10.00 Deed Stamps \$98.70

DR-506 R. 04/16
 Rule 12D-16.002
 Florida Administrative Code
 Eff. 04/16

Tax deed file number 0722-35

Parcel ID number 332S301600003006

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 03189 issued on June 1, 2019 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 5th day of July 2022, the land was offered for sale. It was sold to KEVIN LIU, 2601 N 1 ST PENSACOLA FL 32501, 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: LTS 3 4 AND E1/2 OF LT 2 BLK 6 WELLES S/D PB 1 P 71 OR 6153 P 1908 CA 137 SECTION 33, TOWNSHIP 2 S, RANGE 30 W

**** Property previously assessed to: ROBERT BALDWIN, MAMIE PHILPART**

On 5th day of July 2022, in Escambia County, Florida, for the sum of (\$14,100.00) FOURTEEN THOUSAND ONE HUNDRED AND 00/100 Dollars, the amount paid as required by law.

Whitney Coppage
 witness Myrtle Johnson
 witness Emily Hogg

Pam Childers

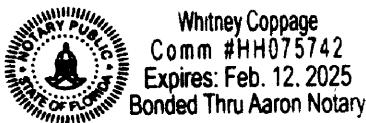
Clerk of Court or County Comptroller
 Escambia County Florida



On this 5th day of July 2022 before me personally appeared Clerk of the Circuit Court or County 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 free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

Whitney Coppage
Whitney Coppage



Recorded in Public Records 4/30/2021 10:06 AM OR Book 8520 Page 103,
Instrument #2021047345, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Recorded in Public Records 4/30/2021 9:29 AM OR Book 8520 Page 21,
Instrument #2021047311, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,
VS.

CASE NO: CE20115611U
LOCATION: 3010 W MORENO ST
PR#: 332S301600003006

BALDWIN, ROBERT PHILPART, MAMIE
884 SW 3RD AVE 884 SW 3RD AVE
DEERFIELD BEACH, FL 33441 DEERFIELD BEACH, FL 33441

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent(s) or representative thereof, 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 Ordinances has occurred and continues:

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

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

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

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

Unsafe Structures - 30-203 (M) Foundation/subfloor

Unsafe Structures - 30-203 (N) Siding

Unsafe Structures - 30-203 (R) Unsafe stair/porch

BK: 8520 PG: 104

BK: 8520 PG: 22

Unsafe Structures - 30-203 (T) Windows in bad repair**Unsafe Structures - 30-203 (X) Exterior door in bad repair**

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

It is hereby ORDERED that the **RESPONDENT(S)** shall have until **5/27/2021** 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

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$25.00** per day, commencing **5/28/2021**. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S)**.

BK: 8520 PG: 105

BK: 8520 PG: 23

To ensure the safety of Escambia County staff and RESPONDENT(S), Escambia County may request law enforcement supervisory assistance during any abatement procedure. 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 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 constitute a waiver of the right to appeal this order.

BK: 8520 PG: 106 Last Page

BK: 8520 PG: 24 Last Page

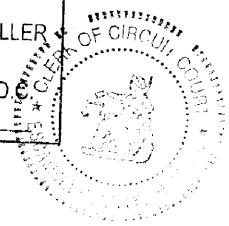
Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED in Escambia County, Florida on this 27th day of April, 2021.



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 & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: *Patricia Coppage* DE
DATE: *04/30/2021*



Page 4 Of 4

Recorded in Public Records 1/13/2022 9:39 AM OR Book 8702 Page 786,
 Instrument #2022004360, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$35.50

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCAAEDBF-JHGCC-B Page 1 of 4

Recorded in Public Records 1/13/2022 9:12 AM OR Book 8702 Page 601,
 Instrument #2022004315, 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	CE20115611U
ESCAMBIA COUNTY	NO:	3010 W MORENO ST
FLORIDA,	LOCATION	332S301600003006
VS.	N:	
	PR#:	

BALDWIN, ROBERT 884 SW 3RD AVE DEERFIELD BEACH, FL 33441	PHILPART, MAMIE 884 SW 3RD AVE DEERFIELD BEACH, FL 33441
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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, 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 Ordinances has occurred and continues:

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

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

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

Unsafe Structures - 30-203 (M) Foundation/subfloor

Unsafe Structures - 30-203 (N) Siding

Unsafe Structures - 30-203 (R) Unsafe stair/porch

Unsafe Structures - 30-203 (T) Windows in bad repair

Page 1 Of 4

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORD OR DOCUMENT AUTHORIZED BY LAW TO BE RECORDED OR FILED AND ACTUALLY RECORDED OR FILED IN THE OFFICE OF THE ESCAMBIA COUNTY CLERK OF THE CIRCUIT COURT. THIS DOCUMENT MAY HAVE REDACTIONS AS REQUIRED BY LAW.
 VISIT <https://www.escambiaclerk.com/certify> TO VALIDATE THIS DOCUMENT



Digitally signed by The Honorable Pam Childers
 Date: 2022.01.13 09:23:01 -06:00
 Escambia County Clerk of the Court and Comptroller
 Location: 190 W Government St., Pensacola, FL 32502

BK: 8702 PG: 787

BK: 8702 PG: 602

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCAEDBF-JHGCCC-B Page 2 of 4

Unsafe Structures - 30-203 (DD) Structural elements unmaintained**Unsafe Structures - 30-203 (X) Exterior door in bad repair**

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **5/27/2021** 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

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$25.00** per day, commencing **5/28/2021**.

This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING**

OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).

BK: 8702 PG: 788

BK: 8702 PG: 603

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCAAEDBF-JHGCC-B Page 3 of 4

To ensure the safety of Escambia County staff and RESPONDENT(S), Escambia County may request law enforcement supervisory assistance during any abatement procedure. 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 waiver of the right to appeal this order.**

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

DONE AND ORDERED in Escambia County, Florida on this 12th day of

BK: 8702 PG: 789 Last Page

BK: 8702 PG: 604 Last Page

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCAAEDBF-JHGCCC-B Page 4 of 4

January 2022.



Gregory Farrar
Special Magistrate
Office of Environmental Enforc

Page 4 Of 4

Recorded in Public Records 2/17/2022 1:30 PM OR Book 8724 Page 1822,
 Instrument #2022016840, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$35.50

Recorded in Public Records 2/17/2022 1:24 PM OR Book 8724 Page 1814,
 Instrument #2022016835, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$35.50

Unique Code : BAA-CACABGBCEEJFA-BCADD-CACCBABGIDF-BACIAF-E Page 1 of 4

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

PETITIONER
 ESCAMBIA COUNTY FLORIDA,
 VS.

**CASE NO: CE20115611U
 LOCATION: 3010 W MORENO ST
 P#:** 332S301600003006

BALDWIN, ROBERT **PHILPART, MAMIE**
 884 SW 3RD AVE 884 SW 3RD AVE
 DEERFIELD BEACH, FL 33441 DEERFIELD BEACH, FL 33441

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, No G/R, as well as evidence submitted, and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinances has occurred and continues:

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

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

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

Unsafe Structures - 30-203 (M) Foundation/subfloor

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

Unsafe Structures - 30-203 (N) Siding

Unsafe Structures - 30-203 (R) Unsafe stair/porch

Page 1 Of 4

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORD OR DOCUMENT AUTHORIZED BY LAW TO BE RECORDED OR FILED AND ACTUALLY RECORDED OR FILED IN THE OFFICE OF THE ESCAMBIA COUNTY CLERK OF THE CIRCUIT COURT. THIS DOCUMENT MAY HAVE BEEN REDUCED TO TYPE OR PRINTED FROM A COMPUTER.
 VISIT [HTTPS://WWW.ESCAMBIACLERK.COM/E-CERTIFY](https://WWW.ESCAMBIACLERK.COM/E-CERTIFY) TO VALIDATE THIS DOCUMENT



Digitally signed by The Honorable Pam Childers
 Date: 2022.02.17 13:26:27 -06:00
 Escambia County Clerk of the Court and Comptroller
 Location: 190 W Government St., Pensacola, FL 32502

BK: 8724 PG: 1823

BK: 8724 PG: 1815

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCABGIDF-BACIAF-E Page 2 of 4

Unsafe Structures - 30-203 (T) Windows in bad repair

Unsafe Structures - 30-203 (X) Exterior door in bad repair

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

It is hereby ORDERED that the RESPONDENT(S) shall have until

5/27/2021 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

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of \$25.00 per day, commencing 5/28/2021.

This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S)**.**

BK: 8724 PG: 1824

BK: 8724 PG: 1816

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCABGIDF-BACIAF-E Page 3 of 4

At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning.

To ensure the safety of Escambia County staff and RESPONDENT(S), Escambia County may request law enforcement supervisory assistance during any abatement procedure.

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 waiver of the right to appeal this order.

Page 3 Of 4

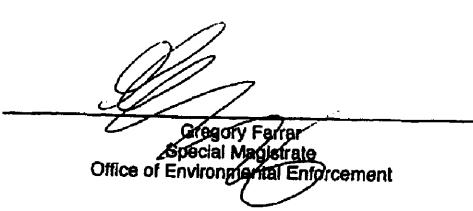
BK: 8724 PG: 1825 Last Page

BK: 8724 PG: 1817 Last Page

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CAACCABGIDF-BACIAF-E Page 4 of 4

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

DONE AND ORDERED in Escambia County, Florida on this 15th day of February, 2022.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

Page 4 Of 4

Recorded in Public Records 10/12/2022 12:01 PM OR Book 8873 Page 1230,
Instrument #2022101685, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 10/12/2022 11:40 AM OR Book 8873 Page 1190,
Instrument #2022101666, 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

Case No: CE20115611U
Location: 3010 W MORENO ST
PR #: 332S301600003006

168

Cost 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 and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. 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 the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 4/27/2021.

Itemized Cost

Daily fines	\$10,650.00	\$25.00 Per Day From: 05/28/2021 To: 07/28/2022
Fines	\$0.00	
Court Cost	\$235.00	
County Abatement Fees	\$49,712.50	
Administrative Costs	\$0.00	
Payments	\$0.00	
Total:	\$60,587.50	

Total: \$60,597.50

DONE AND ORDERED at Escambia County, Florida on

ct. 11 ps 2022

Gregory Farrar
Special Magistrate



Recorded in Public Records 10/4/2023 11:28 AM OR Book 9050 Page 1354,
 Instrument #2023080627, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$35.50

Recorded in Public Records 10/4/2023 10:30 AM OR Book 9050 Page 1052,
 Instrument #2023080569, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$35.50

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

PETITIONER
 ESCAMBIA COUNTY FLORIDA,

CASE NO: CE23062540N
 LOCATION: 3010 W MORENO ST
 PR#: 332S301600003006

VS.

LIU, KEVIN
 2601 N. 1 ST
 PENSACOLA, FL 32501

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent(s) or representative thereof, 7/4, as well as evidence submitted, and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinances has occurred and continues:

LDC. Ch. 3. Art. 2. Sec . 3-2.7 Medium Density Residential District (MDR)

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

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

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

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

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS CLERK OF THE CIRCUIT COURT & COMPTROLLER ESCAMBIA COUNTY, FLORIDA BY: <i>Pam Childers</i> D.C. DATE: <i>10-4-23</i>	
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Page 1 of 4

BK: 9050 PG: 1355**BK: 9050 PG: 1053**

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **11/10/2023** 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.

Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity

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

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$250.00** per day, commencing **11/11/2023**. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).**

At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person

BK: 9050 PG: 1356**BK: 9050 PG: 1054**

interfering with the execution of this order or otherwise refusing to leave after warning.

The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$250.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

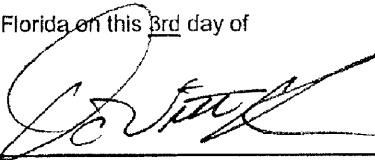
RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If RESPONDENT(S) wish(es) to appeal, RESPONDENT(S) must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida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

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

BK: 9050 PG: 1357 Last Page

BK: 9050 PG: 1055 Last Page

DONE AND ORDERED in Escambia County, Florida on this 3rd day of
October, 2023.



DeWitt D. Clark
Special Magistrate
Office of Environmental Enforcement

Page 4 Of 4

Recorded in Public Records 5/10/2024 3:48 PM OR Book 9145 Page 656,
 Instrument #2024036038, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$10.00

Recorded in Public Records 5/10/2024 2:15 PM OR Book 9145 Page 403,
 Instrument #2024035956, 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.

LIU, KEVIN
 2601 N. 1ST
 PENSACOLA, FL 32501

Case No: CE23062540N
 Location: 3010 W MORENO ST
 PR #: 332S301600003006

Cost 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 and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

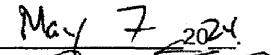
Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 10/3/2023.

Itemized Cost

Daily fines	\$16,500.00	\$250.00 Per Day From: <u>11/11/2023</u> To: <u>01/16/2024</u>
Fines	\$0.00	
Court Cost	\$250.00	
County Abatement Fees	\$370.00	
Administrative Costs	\$0.00	
Payments	\$0.00	

Total: \$17,120.00

DONE AND ORDERED at Escambia County, Florida on May 7, 2024



DeWitt D. Clark
 Special Magistrate
 Office of Environmental Enforcement

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORD OR DOCUMENT AUTHORIZED BY LAW TO BE RECORDED OR FILED AND ACTUALLY RECORDED OR FILED IN THE OFFICE OF THE ESCAMBIA COUNTY CLERK OF THE CIRCUIT COURT. THIS DOCUMENT MAY HAVE REDACTIONS AS REQUIRED BY LAW.

VISIT WWW.ECMBIACLERK.COM/VERIFY TO VALIDATE THIS DOCUMENT



Digitally signed by Pamela L Childers
 Date: 2024.05.10 14:34:48 -05:00
 Escambia County Clerk of the Court and Comptroller
 Location: 190 W Government St., Pensacola, FL 32502

Recorded in Public Records 5/16/2025 10:40 AM OR Book 9318 Page 1543,
 Instrument #2025036091, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$27.00

Recorded in Public Records 5/16/2025 9:15 AM OR Book 9318 Page 1253,
 Instrument #2025035961, 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,
 VS.

CASE NO: CE24084529N
LOCATION: 3010 W MORENO ST
PR#: 332S301600003006

LIU, KEVIN
 2601 N 1ST
 PENSACOLA, FL 32501

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent(s) or representative thereof, n/a, as well as evidence submitted, and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinances has occurred and continues:

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

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

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

LDC. Ch. 4. Art. 7. Sec. 4-7.13 Temporary Uses and Structures (b) Specific Use and Structures (8) Temporary Shelters

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

Sec. 30-33 Initial Enforcement Procedures



BK: 9318 PG: 1544**BK: 9318 PG: 1254**

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **5/20/2025** 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.

LDC Ch 4, Art. 7, Sec 4-7.13 Temporary uses and structures, temporary shelters

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

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$200.00** per day, commencing **5/21/2025**. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S)**. At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning.

Page 2 Of 3

BK: 9318 PG: 1545 Last Page

BK: 9318 PG: 1255 Last Page

The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$250.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing *de novo* but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within **30 days** of the execution of the order to be appealed.

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

DONE AND ORDERED in Escambia County, Florida on this 13th day of May, 2025.



DeWitt D. Clark
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 7/3/2019 9:24 AM OR Book 8122 Page 1775,
Instrument #2019057715, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

Recorded in Public Records 7/3/2019 9:01 AM OR Book 8122 Page 1682,
Instrument #2019057676, 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: CE18115545N
LOCATION: 2909 W LEE ST
PR#: 332S301000020016

BALDWIN, ROBERT & MAMIE
PHILPART
884 SW 3RD AVE
DEERFIELD BEACH, FL 33441

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, N/A,
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: 8122 PG: 1776**BK: 8122 PG: 1683**

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 the **RESPONDENT** shall have until 7/16, 2019 to correct the violation and to bring the violation into compliance.

Corrective action shall include:

BK: 8122 PG: 1777**BK: 8122 PG: 1684**

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 _____

BK: 8122 PG: 1778**BK: 8122 PG: 1685**

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 25.00 per day, commencing 7/17, 2019. 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. 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 BALDWIN, ROBERT & MAMIE PHILPART.

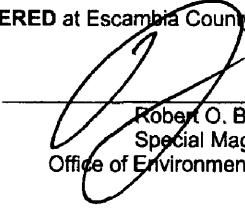
This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec.162.09 (1), Fla. Stat., and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All monies owing hereunder 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: 8122 PG: 1779 Last Page**BK: 8122 PG: 1686 Last Page**

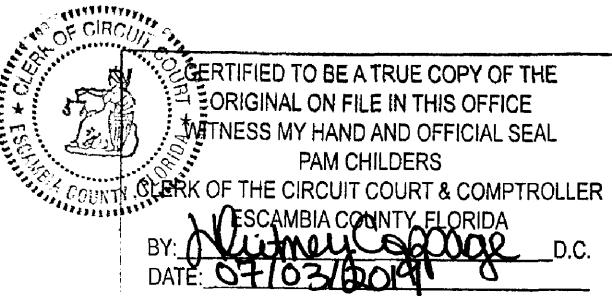
You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at 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 9th day of April, 2019.



Robert O. Beasley
Special Magistrate
Office of Environmental Enforcement



Recorded in Public Records 8/1/2019 2:50 PM OR Book 8139 Page 1457,
Instrument #2019066811, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

Recorded in Public Records 8/1/2019 12:40 PM OR Book 8139 Page 1126,
Instrument #2019066746, 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#18-11-5545N
LOCATION: 2909 W LEE ST
PR# 332S301000020016**

**BALDWIN, ROBERT & MAMIE
PHILPART:
884 SW 3RD AVE
DEERFIELD BEACH, FL 33441
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, N/A, 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: 8139 PG: 1458

BK: 8139 PG: 1127

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 7/16,
2019 to correct the violation and to bring the violation into compliance.

BK: 8139 PG: 1459

BK: 8139 PG: 1128

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 (as required).

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 _____

BK: 8139 PG: 1460**BK: 8139 PG: 1129**

Other _____

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 25.00 per day, commencing 7/17, 2025. 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 \$ 235.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT**.

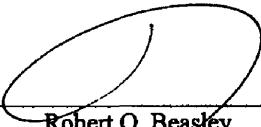
This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute 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: 8139 PG: 1461 Last Page**BK: 8139 PG: 1130 Last Page**

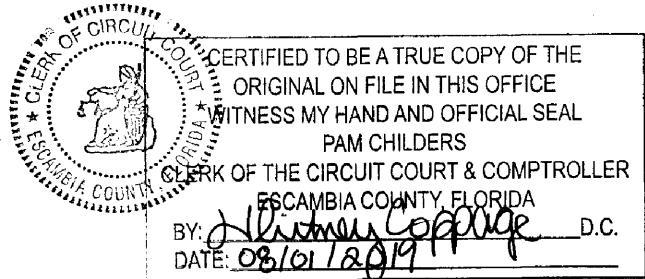
You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at 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 25 day of June, 2014



Robert O. Beasley
Special Magistrate
Office of Environmental Enforcement



Recorded in Public Records 6/11/2020 4:38 PM OR Book 8311 Page 1344,
 Instrument #2020047063, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$10.00

Recorded in Public Records 6/11/2020 4:31 PM OR Book 8311 Page 1342,
 Instrument #2020047061, 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.

BALDWIN ROBERT & MAMIE
 PHILPART,
 884 SW 3RD AVE
 DEERFIELD BEACH, FL 33441

Case No: CE18115545N
 Location: 2909 W LEE ST
 PR #: 332S301000020016

Cost 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 and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. 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 the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 6/25/2019.

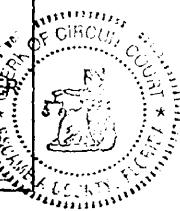
Itemized Cost		
Daily fines	\$6,450.00	\$25.00 Per Day From: <u>07/17/2019</u> To: <u>03/31/2020</u>
Fines	\$0.00	
Court Cost	\$235.00	
County Abatement Fees	\$11,800.00	
Administrative Costs	\$0.00	
Payments	\$0.00	
Total: \$18,485.00		

DONE AND ORDERED at Escambia County, Florida on 6/9/2020

Robert J. Beasley
 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 & COMPTROLLER	
ESCAMBIA COUNTY, FLORIDA	
BY: <u>Debra L. Clegg</u>	DATE: <u>6-11-2020</u>



New

23/2910

Recorded in Public Records 10/10/2025 1:37 PM OR Book 9390 Page 143,
Instrument #2025077655, 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.

LIU, KEVIN
2601 N 1ST
PENSACOLA, FL 32501

Case No: CE24084529N
Location: 3010 W MORENO ST
PR #: 332S301600003006

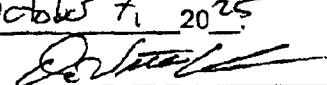
Cost Order

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 and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. 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 the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 5/13/2025.

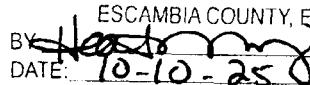
Itemized Cost		
Daily fines	\$18,600.00	\$200.00 Per Day From: <u>05/21/2025</u> To: <u>08/22/2025</u>
Fines	\$0.00	
Court Cost	\$250.00	
County Abatement Fees	\$2,450.00	
Administrative Costs	\$0.00	
Payments	\$0.00	
Total:	\$21,300.00	

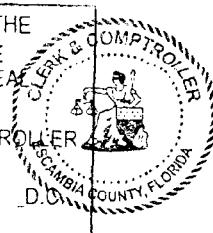
DONE AND ORDERED at Escambia County, Florida on October 7, 2025


DeWitt D. Clark
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 & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA


DATE: 10-10-25



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 02910 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 18, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

KEVIN LIU 2601 N I ST PENSACOLA, FL 32501	KEVIN LIU 3010 W MORENO ST 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 18th day of September 2025.

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 November 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of Tax Certificate No. 02910, 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:

LTS 3 4 AND E1/2 OF LT 2 BLK 6 WELLES S/D PB 1 P 71 OR 8820 P 366 CA 137

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 063832000 (1125-11)

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

KEVIN LIU

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 November, which is the **5th day of November 2025**.

Dated this 19th day of September 2025.

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

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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

WARNING

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Dated this 19th day of September 2025.

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Post Property:

3010 W MORENO ST 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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LTS 3 4 AND E1/2 OF LT 2 BLK 6 WELLES S/D PB 1 P 71 OR 8820 P 366 CA 137

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 063832000 (1125-11)

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

KEVIN LIU

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 November, which is the 5th day of November 2025.**

Dated this 19th day of September 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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Personal Services:

KEVIN LIU
2601 N 1 ST
PENSACOLA, FL 32501

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

1125-11

Document Number: ECSO25CIV040963NON

Agency Number: 25-009936

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02910 2023

Attorney/Agent:

PAM CHILDEERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: KEVIN LIU

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 9/26/2025 at 8:42 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for KEVIN LIU , Writ was returned to court UNEXECUTED on 10/2/2025 for the following reason:

PER THE RESIDENT AT 2601 NORTH I STREET, SUBJECT IS UNKNOWN. MADE CONTACT WITH THE PROPERTY MANAGER WHO STATED THE PROPERTY WAS PURCHASED 2 YEARS AGO FROM SUBJECT. PROPERTY MANAGER ADVISED SUBJECT NOW LIVES IN CALIFORNIA. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:


K. HENLEY, CPS

Service Fee: \$40.00
Receipt No: BILL

WARNING

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LTS 3 4 AND E1/2 OF LT 2 BLK 6 WELLES S/D PB 1 P 71 OR 8820 P 366 CA 137

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 063832000 (1125-11)

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

KEVIN LIU

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 November, which is the **5th day of November 2025**.

Dated this 19th day of September 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:

KEVIN LIU
2601 N 1 ST
PENSACOLA, FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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

ESCAMBIA COUNTY
SHERIFF'S OFFICE
CIVIL UNIT
RECEIVERSHIP
SECTION 26 AM 8:42

RECEIVED
CLERK'S OFFICE
ESCAMBIA COUNTY
FLORIDA
OCT 20 2025

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 November 5, 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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SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 063832000 (1125-11)

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Dated this 19th day of September 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:

KEVIN LIU
2601 N 1ST
PENSACOLA, FL 32501

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 1125-11

Document Number: ECSO25CIV040960NON

Agency Number: 25-009980

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT# 02910 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: KEVIN LIU

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/26/2025 at 8:45 AM and served same at 10:27 AM on 10/6/2025 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

By: K. Henley

K. HENLEY, CPS

Service Fee: \$40.00

Receipt No: BILL

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 November 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 02910**, 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:

LTS 3 4 AND E1/2 OF LT 2 BLK 6 WELLES S/D PB 1 P 71 OR 8820 P 366 CA 137

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 063832000 (1125-11)

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

KEVIN LIU

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 November, which is the 5th day of November 2025.**

Dated this 19th day of September 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:

3010 W MORENO ST 32505



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.

TAX DEED SEARCH RESULTS:

FILE #:

CERTIFICATE #:

ACCOUNT #:

PROPERTY ADDRESS:

TITLE HOLDER:

125.11

2023 TD 02910

00.3832.000

3010 W. MORENO ST 32505

KEVIN LIU

INDIVIDUAL
COMPANY



ADDRESSES WHERE LETTERS MAILED:

2601 N. I. ST. 32501

STATUS:

3010 W. MORENO (Property)

10/6 NOT DELIVERED

10/11 DELAYED

DATE OF ADDITIONAL RESEARCH

10/14/2025

Escambia Property Appraiser Website

no new address

Escambia Tax Collector Software

no new address

Most Recent Tax Roll

no new address

Escambia Tax Deed records

no new address

Florida Corporation Search

no new address

Escambia Official Records Search

no new address

Escambia Court Records Search

no new address

Google (Truepeoplesearch.com)

no new address

NOTES:

0710.044.7998. TRUEPEOPLESSEARCH

10/14/2025 LEFT W/IDEMAIL

KEVIN LIU [1125-11]
2601 N I ST
PENSACOLA, FL 32501

9171 9690 0935 0129 1303 95

10/6 NOT DELIVERED
UTF

KEVIN LIU [1125-11]
3010 W MORENO ST
PENSACOLA FL 32505

9171 9690 0935 0129 1303 88

10/11 delayed

ESCAMBIA COUNTY / COUNTY
ATTORNEY [1125-11]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [1125-11]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0129 1303 71

CERTIFIED MAIL™**Pam Childers**Clerk of the Circuit Court & Comptroller
Official Records221 Palafox Place, Suite 110
Pensacola, FL 32502PENSACOLA COUNTY
CLERK OF COURT
RECEIVED
2025 GC 16 P 4
LEOKEVIN LIU [1125-11]
2601 N 1 ST
PENSACOLA, FL 32501

9327010011720003

ANK
325025833351

PENSACOLA FL 325

27 FEB 2025 AM 1

9171 9690 0935 0129 1303 95



quadient

FIRST-CLASS MAIL

IMI

\$008.86

09/26/2025 ZIP 32502
043M31219251

US POSTAGE

CERTIFIED MAIL™

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



9171 9690 0935 0129 1303 88

PENSACOLA FL 325

27/08/2025 AM 1



quadient
FIRST CLASS MAIL
IMI
\$008.86
09/26/2025 ZIF
043M311261

US POSTAL SERVICE

KEVIN LIU [1125-11]
3010 W MORENO ST
PENSACOLA FL 32505

UNCK1: 9333100027

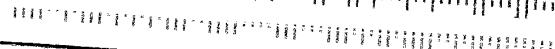
32502>SH03
3250250283330

UFT

NIXIE 326 DE 1 0010/08/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

SC: 32502583335 *2638-05452-27-16





Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE - 11-05-2025 - TAX CERTIFICATE #'S 02910

in the CIRCUIT Court

was published in said newspaper in the issues of

OCTOBER 2, 9, 16, 23, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C00000197F4A9F39B00058C1A, cn=Michael P Driver
Date: 2025.10.23 09:36:36 -05'00"

PUBLISHER

Sworn to and subscribed before me this 23RD day of OCTOBER
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD579360064AAE, cn=Heather Tuttle
Date: 2025.10.23 09:55:20 -05'00"

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2028
Commission No. HH 535214

NOTICE OF APPLICATION FOR TAX DEED

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WELLES S/D PB 1 P 71 OR 8820 P 366
CA 137 SECTION 33, TOWNSHIP 2 S,
RANGE 30 W

TAX ACCOUNT NUMBER 063832000
(1125-11)

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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 November, which is the 5th day of November 2025.

Dated this 25th day of September 2025.

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

PAM CHILDEERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-10-02-09-16-23-2025



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiac

2025

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments



SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
06-3832-000	06		332S301600003006

LIU KEVIN
2601 N I ST
PENSACOLA, FL 32501

PROPERTY ADDRESS:
3010 W MORENO ST

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

23 | 2910

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6000	60,984	0	60,984	402.49
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2480	60,984	0	60,984	137.09
BY STATE LAW	3.1110	60,984	0	60,984	189.72
WATER MANAGEMENT	0.0207	60,984	0	60,984	1.26
SHERIFF	0.6850	60,984	0	60,984	41.77
M.S.T.U. LIBRARY	0.3590	60,984	0	60,984	21.89
ESCAMBIA CHILDRENS TRUST	0.3798	60,984	0	60,984	23.16
TOTAL MILLAGE	13.4035			AD VALOREM TAXES	\$817.38
NON-AD VALOREM ASSESSMENTS					
LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT		
LTS 3 4 AND E1/2 OF LT 2 BLK 6 WELLES S/D PB 1 P 71 OR 8820 P 366 CA 137	FP FIRE PROTECTION		226.78		
				NON-AD VALOREM ASSESSMENTS	\$226.78

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$1,044.16

If Paid By Please Pay	Nov 30, 2025 \$1,002.39	Dec 31, 2025 \$1,012.84	Jan 31, 2026 \$1,023.28	Feb 28, 2026 \$1,033.72	Mar 31, 2026 \$1,044.16
--------------------------	----------------------------	----------------------------	----------------------------	----------------------------	----------------------------

RETAIN FOR YOUR RECORDS

2025 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

ACCOUNT NUMBER

06-3832-000

PROPERTY ADDRESS

3010 W MORENO ST

**PRIOR YEAR(S) TAXES
OUTSTANDING**

LIU KEVIN
2601 N I ST
PENSACOLA, FL 32501

Payments in U.S. funds from a U.S. bank

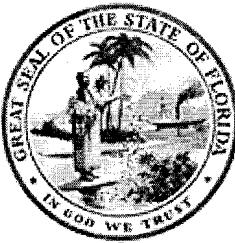
PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY Nov 30, 2025 1,002.39
AMOUNT IF PAID BY Dec 31, 2025 1,012.84
AMOUNT IF PAID BY Jan 31, 2026 1,023.28
AMOUNT IF PAID BY Feb 28, 2026 1,033.72
AMOUNT IF PAID BY Mar 31, 2026 1,044.16

DO NOT FOLD, STAPLE, OR MULITLATE

Paid

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



BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

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

Cert # 002910 of 2023 Date 11/5/2025

Name RINA STEARMER

Cash Summary

Cash Deposit	\$1,565.00
Total Check	\$29,996.60
Grand Total	\$31,561.60

Purchase Price (high bid amount)	\$31,300.00	Total Check	\$29,996.60
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$219.10	Adv Doc. Stamps	\$219.10
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$6,166.51	Postage	\$26.70
		Researcher Copies	\$0.00
- postage	\$26.70		
- Researcher Copies	\$0.00		Adv Recording Mail Cert \$18.50
- Homestead Exempt	\$0.00	Clerk's Prep Fee	\$14.00
=Registry of Court	\$6,139.81	Registry of Court	\$6,139.81
Purchase Price (high bid)	\$31,300.00	Overbid Amount	\$25,133.49
-Registry of Court	\$6,139.81		
-advance recording (for mail certificate)	\$18.50		
-postage	\$26.70		
-Researcher Copies	\$0.00		
= Overbid Amount	\$25,133.49		

PAM CHILDERS
 Clerk of the Circuit Court

By: *[Signature]*
 Deputy Clerk

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
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BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2023 TD 002910

Sold Date 11/5/2025

Name RINA STEARMER

RegistryOfCourtT = TAXDEED	\$6,139.81
overbidamount = TAXDEED	\$25,133.49
PostageT = TD2	\$26.70
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$219.10
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	VIEW IMAGES
6/1/2023	0101	CASE FILED 06/01/2023 CASE NUMBER 2023 TD 002910	
5/30/2025	TD83	TAX COLLECTOR CERTIFICATION	
5/30/2025	TD84	PA'S INFO	
5/30/2025	TD84	NOTICE OF TDA	
6/11/2025	RECEIPT	PAYMENT \$720.00 RECEIPT #2025044815	
8/20/2025	TD82	PROPERTY INFORMATION REPORT	
9/30/2025	TD81	CERTIFICATE OF MAILING	
10/3/2025	CheckVoided	CHECK (CHECKID 145810) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CARRY FIELD RD PENSACOLA, FL 32507	
10/3/2025	CheckVoided	CHECK (CHECKID 145803) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CARRY FIELD RD PENSACOLA, FL 32507	
10/3/2025	CheckMailed	CHECK PRINTED: CHECK # 900039600 - - REGISTRY CHECK	
10/8/2025	TD84	SHERIFF'S RETURN OF SERVICE	
10/14/2025	TD84	CERTIFIED MAIL TRACKING / RETURNED MAIL	
10/30/2025	TD84	PROOF OF PUBLICATION	
10/31/2025	CheckVoided	CHECK (CHECKID 146250) VOIDED: ESCAMBIA COUNTY SHERIFF'S OFFICE 1700 W LEONARD ST PENSACOLA, FL 32501	
10/31/2025	CheckMailed	CHECK PRINTED: CHECK # 900039687 -	

		- REGISTRY CHECK	
10/31/2025	TD84	2025 TAXES	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
5/30/2025 3:21:37 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
5/30/2025 3:21:37 PM	TAXDEED	TAX DEED CERTIFICATES	584.00	584.00	0.00	0.00
5/30/2025 3:21:37 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
5/30/2025 3:21:37 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
5/30/2025 3:22:31 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	720.00	720.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received from	payment_amt	applied_amt	refunded_amt
6/11/2025 10:49:59 AM	2025044815	SCOTT LUNSFORD TAX COLLECTOR	720.00	720.00	0.00
		Total	720.00	720.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
10/31/2025 9:55:38 AM	Check (outgoing)	102049130	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	80.00	900039687 CLEARED ON 10/31/2025
10/3/2025 10:30:00 AM	Check (outgoing)	102041915	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900039600 CLEARED ON 10/3/2025
6/11/2025 10:49:59 AM	Deposit	102007607	SCOTT LUNSFORD TAX COLLECTOR		584.00	Deposit
Deposited			Used		Balance	
584.00			11,960.00		-11,376.00	

** Doc stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following business day



Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fee	Rec Fee	EA Fee	POPR F	Doc Star	Total Due	Auction Status	Certificate Number	Name On Title	
<input checked="" type="checkbox"/> 11/05/2023	2023 TD 0032	342S301										709.80	\$97,082.30	Sold	03246	JM Off Market Properties
<input checked="" type="checkbox"/> 11/05/2023	2023 TD 0029	332S301										219.10	\$29,996.60	Sold	02910	Rina Steamer

[Edit Name on Title](#) X

[Name on Title](#)

[Custom Fields](#)

[Style](#)

Case Number: 2023 TD 003246

Result Date: 11/05/2025

Title Information:

Name:

Address1:

Address2:

City:

State:

Zip:

[Cancel](#)

[Update](#)

⌚ ?

Page of 30

Auction Results Report

** Doc stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following business day after the sale.

Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fee	Rec Fee	EA Fee	POPR F	Doc Stam	Total Due	Auction Status	Certificate Number	Name On Title	Title Address	
11/05/2022	2023 TD 0029 332S301											219.10	\$29,996.60	Sold	02910	rina Steamer	939 n new warrin

Edit Name on Title X

Case Number: 2023 TD 002910
Result Date: 11/05/2025

Title Information:

Name:

Address1:

Address2:

City:

State:

Zip:

Page of 1 30

View 1 - 1 of 1

TOTALS: Items Count: 1 Balance: \$29,736.00 Clerk Fees: \$0.00 Rec Fees: \$42.50 Doc Stamps: \$219.10 Total Due: \$29,996.60

\$31,300.00

Rina Steamer

71675

Deposit

\$1565.00

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025087039 11/13/2025 9:05 AM
OFF REC BK: 9406 PG: 90 Doc Type: COM
Recording \$18.50

STATE OF FLORIDA
COUNTY OF ESCAMBIA

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 02910 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 18, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

KEVIN LIU 2601 N I ST PENSACOLA, FL 32501	KEVIN LIU 3010 W MORENO ST 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 18th day of September 2025.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



Escambia
Sun Press
PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a NOTICE in the matter of TAX DEED SALE

DATE - 11-05-2025 - TAX CERTIFICATE #'S 02910

in the CIRCUIT Court

was published in said newspaper in the issues of

OCTOBER 2, 9, 16, 23, 2025

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Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C00000197F4A9F39B00058C1A, cn=Michael P Driver
Date: 2025.10.23 09:36:36 -05'00"

PUBLISHER

Sworn to and subscribed before me this 23RD day of OCTOBER
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.10.23 09:55:20 -05'00"

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2028
Commission No. HH 535214

**NOTICE OF APPLICATION FOR
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Dated this 25th day of September 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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-10-02-09-16-23-2025

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025087040 11/13/2025 9:05 AM
OFF REC BK: 9406 PG: 92 Doc Type: TXD
Recording \$10.00 Deed Stamps \$219.10

Tax deed file number 1125-11

Parcel ID number 332S301600003006

TAX DEED

Escambia County, Florida

for official use only

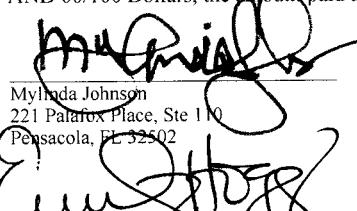
Tax Certificate numbered 02910 issued on June 1, 2023 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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 5th day of November 2025, the land was offered for sale. It was sold to **RINA STEARMER**, 939 N New Warrington Pensacola FL 32506, who was the highest bidder and has paid the sum of the bid as required by law.

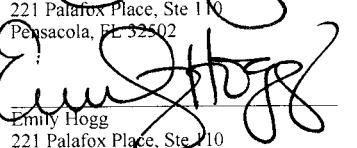
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

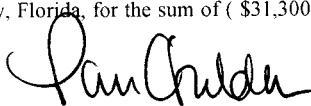
Description of lands: LTS 3 4 AND E1/2 OF LT 2 BLK 6 WELLES S/D PB 1 P 71 OR 8820 P 366 CA 137 SECTION 33, TOWNSHIP 2 S, RANGE 30 W

**** Property previously assessed to: KEVIN LIU**

On 5th day of November 2025, in Escambia County, Florida, for the sum of (\$31,300.00) THIRTY ONE THOUSAND THREE HUNDRED AND 00/100 Dollars, the amount paid as required by law.


Mylinda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502


Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502


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



On this 5th day of November, 2025, before me personally appeared Pam Childers, 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 free act and deed for the use and purposes herein mentioned.

Witness my hand and office seal date aforesaid





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

Tax Certificate #	2023 TD 002910
Account #	06-3832-000
Property Owner	Kevin Liu
Property Address	3010 W Moreno St 325D5
SOLD TO:	hina Steamer \$ 31,300.00

Disbursed to/for:	Amount Pd:	Registry Balance:
Recording Fees (from TXD receipt)	\$ 247.60 ✓	\$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 394.50 ✓	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓	\$
Certificate holder/taxes & app fees	\$ 5,174.87 ✓	\$
Refund High Bidder unused sheriff fees	\$ 260.30 ✓	\$
Additional taxes	\$ 1,002.39 ✓	\$ 24,738.99
Postage final notices	\$ —	\$
CODE ENF.	\$ 24138.99	\$
	\$	\$
	\$	\$

BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!

CODE ENF	2019 CL 057115	Due \$ 12,134.02
CODE ENF	2021 CL 047345	Paid \$ 12,134.02
CODE ENF	2022 CL 0804027	Due \$ 12,134.02
CODE ENF	2025 CL 034091	Paid \$ 12,134.02
		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	✓
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	

Assessed Fees	\$18,757.00	\$6,409.18	\$213.00	\$12,134.82
Total Fees	\$18,757.00	\$6,409.18	\$213.00	\$12,134.82

→ paid in full!!

Disbursements

2019 CLOTHES
2909 W. 46 ST.

8139, 1457

CE18.11.55U5N

Case Search

Case# 2023 TD 002910
KEYSFUNDING LLC vs. LIU, KEVINCase# 2021 CL 047345
BALDWIN, ROBERT vs. 3010 W MORENO ST

Tools - Case Search JUDGE NOT SET DIVISION NOT SET CASE FILE LOCATION: No Storage Item Creat

General Parties Dockets Fees Bonds Registry Case Tasks Disposition Notes Evidence Emails

Add Fees Delete Selected Fee Assess All Fees Transactions Interest Payoff Calculator Manage Waives Manage Liens Update

es

Assessed Fee	Chg Ct	Description	Amount	Total Fee	Paid	Waived	Outstanding	Effective Date	Due Date
1. <input checked="" type="checkbox"/> ORCEL		CODE ENFORCEMENT LIENS	\$60,597.50	\$60,597.50	\$0.00	\$254.00	\$60,343.50	10/13/2022	
2. <input checked="" type="checkbox"/> ORSOL		PREPARE & RECORD SATISFACT		\$17.00	\$0.00	\$0.00	\$17.00	10/13/2022	
3. <input checked="" type="checkbox"/> OR861		PREPARE PAYOFF STATEMENT		\$7.00	\$0.00	\$0.00	\$7.00	10/13/2022	
4. <input checked="" type="checkbox"/> ORCEL		CODE ENFORCEMENT LIENS	\$254.00	\$254.00	\$0.00	\$0.00	\$254.00	11/13/2025	
5. <input type="checkbox"/>									

Assessed Fees	\$60,875.50	\$0.00	\$254.00	\$60,621.50
Total Fees	\$60,875.50	\$0.00	\$254.00	\$60,621.50

partial amt.

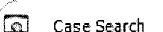
12,604.17

INCLUDES 235.00 COURT COST
24.00 RECORDING
12345.17 TOWARDS
ABATEMENT

2021 CL 047345
3010 W. MORENO

8520.103

CE2011 5/01/11

Case# 2023 TD 002910
KEYSFUNDING LLC vs. LIU, KEVINCase# 2023 CL 080627
LIU, KEVIN vs. 3010 W MORENO ST

Tools ▾ JUDGE NOT SET DIVISION NOT SET CASE FILE LOCATION: No Storage Item

General

Parties

Dockets

Fees

Bonds

Registry

Case Tasks

Disposition

Notes

Evidence

Emails

Add Fees ▾ Delete Selected Fee Assess All Fees

Transactions ▾

Interest

Payoff Calculator

Manage Waives

Manage Liens

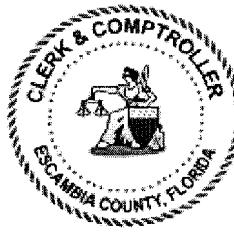
Fees

Assessed Fee	Chg Ct	Description	Amount	Total Fee	Paid	Waived	Outstanding	Effective Date	D
1. <input checked="" type="checkbox"/>	ORCEL	CODE ENFORCEMENT LIENS	\$17,220.00	\$17,220.00	\$0.00	\$104.00	\$17,116.00	05/14/2024	
2. <input checked="" type="checkbox"/>	ORSOL	PREPARE & RECORD SATISFACT		\$17.00	\$0.00	\$0.00	\$17.00	05/14/2024	
3. <input checked="" type="checkbox"/>	OR861	PREPARE PAYOFF STATEMENT		\$7.00	\$0.00	\$0.00	\$7.00	05/14/2024	
4. <input checked="" type="checkbox"/>	ORCEL	CODE ENFORCEMENT LIENS	\$4.00	\$4.00	\$0.00	\$0.00	\$4.00	11/13/2025	
5. <input type="checkbox"/>									

Assessed Fees	\$17,248.00	\$0.00	\$104.00	\$17,144.00
Total Fees	\$17,248.00	\$0.00	\$104.00	\$17,144.00

2023 CL 080627
CE 23042540N

3010 W. MORENO
ACCT# 1354



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

CODE ENFORCEMENT LIEN PAYOFF

OFFICIAL RECORDS
P.O. Box 333
Pensacola, FL 32591-0333
Check payable to Pam Childers,
Clerk Of The Circuit Court

Escambia County Governmental Complex
221 Palafox Place, Suite 110
Pensacola, FL 32501-5844
850-595-3930
FAX 850-595-4827

Official Records Book: 9318 Page: 1543 [View Image](#)

Start Date 05/21/2025  Court Cost 250.00

Recording Fees 0 Copies 0 Certified Abatement Costs 2,450.00

Fine Per Day \$200.00 Date Of Compliance 08/22/2025 

3010 W MORENO ST / CE24084529N / 2025 CL 036091
9318/1253, 9318/1543, 9390/143, 9390/187

Notes: _____

Fine Number Per Day Accrued	Number Of Days Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee for Payoff Quote	Certified Abatement Total Due Costs	Total Due Costs
200.00	93	\$18,600.00	\$250.00	\$0.00	\$10.00	\$7.00	\$7.00	\$2,450.00	\$21,324.00

ROBERT BALDWIN
MAMIE PHILPART? DEED
2001-2002.
W
OWNED 3010 W. MORENO ST.

254

Mylinda Johnson (COC)

To: Code Enf Lien Collections
Cc: Emily Hogg (COC); Shannon Suarez (COC)
Subject: 2023 TD 02910 / 3010 W MORENO ST /

Good afternoon,

The property at 3010 W. Moreno St sold at Tax Deed auction. It sold to Rina Stearmer, 939 N. New Warrington, Pensacola FL 32506.

We applied surplus funds as follows:

2019 CL 057715

CE18115545N

2909 W. Lee St

8122/1775

PAID IN FULL

2021 CL 047345

CE20115611U

3010 W. Moreno St

8520/103

TOTAL DUE: \$60,621.50 (\$24.00 recording, \$235.00 court costs, \$10,650.00 daily fines, \$49,712.50 abatement costs)

**Applied partial payment of \$12,604.17
(partial payment paid \$24.00 recording, \$235.00 court costs, \$12,345.17 towards abatement costs)**

2023 CL 080627

CE23062540N

3010 W. Moreno St

9050/1354

**TOTAL DUE: \$17,144.00 (\$24.00 recording, \$250.00 court costs, \$16,500.00 daily fines, \$370.00 abatement costs)
\$0.00 applied, not enough surplus funds**

2025 CL 036091

CE24084529N

3010 W. Moreno St

9318/1543

**TOTAL DUE: \$21,324.00 (\$24.00 recording, \$250.00 court costs, \$18,600.00 daily fines, \$2,450.00 abatement costs)
\$0.00 applied, not enough surplus funds**



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.*