



# 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

07210.49

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FTL INC. & BANESCO USA 3155 NW 77 AVE MIAMI, FL 33122	Application date	Apr 29, 2025
Property description	ODONOVAN RUBIN D III 520 N CHIPPER RD CANTONMENT, FL 32533 512 N CHIPPER RD 12-0419-075 BEG NE COR OF E 1/2 OF SE 1/4 N 86 DEG 43 MIN 08 SEC W 284 51/100 FT TO INTER OF N LI OF E 1/2 OF SE (Full legal attached.)	Certificate #	2023 / 6328
		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)
# 2023/6328	06/01/2023	2,095.38	281.13	2,376.51
→Part 2: Total*				2,376.51

## 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)
# 2024/6456	06/01/2024	217.73	6.25	35.43	259.41
Part 3: Total*					259.41

## 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)	2,635.92
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	206.24
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. <b>Total Paid (Lines 1-6)</b>	<b>3,217.16</b>

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: Candice deus  
Signature, Tax Collector or Designee

Escambia, Florida

Date May 1st, 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. <b>Total Paid (Lines 8-13)</b>	
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>02/04/2026</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.

BEG NE COR OF E 1/2 OF SE 1/4 N 86 DEG 43 MIN 08 SEC W 284 51/100 FT TO INTER OF N LI OF E 1/2 OF SE 1/4 AN W R/W LI OF 100 FT RR R/W CONT SAME COURSE 1027 13/100 FT TO NW COR OF E 1/2 OF SE 1/4 S 02 DEG 25 MIN 45 SEC W ALG W LI OF E 1/2 OF SE 1/4 848 22/100 FT S 07 DEG 21 MIN 17 SEC W ALG COMMON LI WITH PROPERTY DESC IN OR 4374 P 1236 406 08/100 FT FOR POB CONT SAME COURSE 61 63/100 FT S 0 DEG 45 MIN 17 SEC E 717 87/100 FT TO N R/W LI OF CHIPPER RD S 68 DEG 53 MIN 56 SEC E ALG N R/W LI 157 44/100 FT TO INTER OF N R/W LI AND W R/W LI OF 100 FT RR R/W N 20 DEG 11 MIN 26 SEC E ALG W R/W LI 734 30/100 FT N 68 DEG 50 MIN 51 SEC W 430 51/100 FT TO POB OR 6412 P 402 OR 6430 P 1504

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500548

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

FTL INC. & BANESCO USA  
3155 NW 77 AVE  
MIAMI, FL 33122,

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
12-0419-075	2023/6328	06-01-2023	BEG NE COR OF E 1/2 OF SE 1/4 N 86 DEG 43 MIN 08 SEC W 284 51/100 FT TO INTER OF N LI OF E 1/2 OF SE 1/4 AN W R/W LI OF 100 FT RR R/W CONT SAME COURSE 1027 13/100 FT TO NW COR OF E 1/2 OF SE 1/4 S 02 DEG 25 MIN 45 SEC W ALG W LI OF E 1/2 OF SE 1/4 848 22/100 FT S 07 DEG 21 MIN 17 SEC W ALG COMMON LI WITH PROPERTY DESC IN OR 4374 P 1236 406 08/100 FT FOR POB CONT SAME COURSE 61 63/100 FT S 0 DEG 45 MIN 17 SEC E 717 87/100 FT TO N R/W LI OF CHIPPER RD S 68 DEG 53 MIN 56 SEC E ALG N R/W LI 157 44/100 FT TO INTER OF N R/W LI AND W R/W LI OF 100 FT RR R/W N 20 DEG 11 MIN 26 SEC E ALG W R/W LI 734 30/100 FT N 68 DEG 50 MIN 51 SEC W 430 51/100 FT TO POB OR 6412 P 402 OR 6430 P 1504

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  
FTL INC. & BANESCO USA  
3155 NW 77 AVE  
MIAMI, FL 33122

04-29-2025  
Application Date

\_\_\_\_\_  
Applicant's signature



None

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 05/21/2025 (tc: 8167)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FTL INC & BANESCO USA holder of Tax Certificate No. 06328, issued the 1st day of June, A.D., 2023 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

(see attached)

**SECTION 23, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120419075 (0226-49)**

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

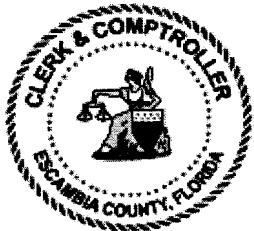
**RUBIN D ODONOVAN III**

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 February, which is the 4th day of February 2026.**

Dated this 23rd 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

## **LEGAL DESCRIPTION**

BEG NE COR OF E 1/2 OF SE 1/4 N 86 DEG 43 MIN 08 SEC W 284 51/100 FT TO INTER OF N LI OF E 1/2 OF SE 1/4 AN W R/W LI OF 100 FT RR R/W CONT SAME COURSE 1027 13/100 FT TO NW COR OF E 1/2 OF SE 1/4 S 02 DEG 25 MIN 45 SEC W ALG W LI OF E 1/2 OF SE 1/4 848 22/100 FT S 07 DEG 21 MIN 17 SEC W ALG COMMON LI WITH PROPERTY DESC IN OR 4374 P 1236 406 08/100 FT FOR POB CONT SAME COURSE 61 63/100 FT S 0 DEG 45 MIN 17 SEC E 717 87/100 FT TO N R/W LI OF CHIPPER RD S 68 DEG 53 MIN 56 SEC E ALG N R/W LI 157 44/100 FT TO INTER OF N R/W LI AND W R/W LI OF 100 FT RR R/W N 20 DEG 11 MIN 26 SEC E ALG W R/W LI 734 30/100 FT N 68 DEG 50 MIN 51 SEC W 430 51/100 FT TO POB OR 6412 P 402 OR 6430 P 1504

# 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 #: 12-0419-075 CERTIFICATE #: 2023-6328

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: November 18, 2005 to and including November 18, 2025 Abstractor: Candace Thomas

BY



Michael A. Campbell,  
As President  
Dated: November 19, 2025

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

November 19, 2025  
Tax Account #: **12-0419-075**

1. The Grantee(s) of the last deed(s) of record is/are: **RUBIN D. O'DONOVAN, III**

**By Virtue of Warranty Deed recorded 1/2/2009 in OR 6412/402 together with Corrective Deed recorded 2/27/2009 in OR 6430/1504**

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 3/13/2017 – OR 7679/180 together with Amended Order recorded 6/28/2017 – OR 7735/981, Amended Order recorded 7/21/2017 – OR 7748/125, and Cost Order recorded 04/08/2022 – OR 8759/1298**
4. Taxes:

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

**Tax Account #: 12-0419-075**

**Assessed Value: \$10,801.00**

**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:** FEB 4, 2026

**TAX ACCOUNT #:** 12-0419-075

**CERTIFICATE #:** 2023-6328

**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 2025 tax year.

**RUBIN D O'DONOVAN, III**  
**512 N CHIPPER ROAD**  
**CANTONMENT, FL 32533**

**RUBIN D O'DONOVAN, III**  
**520 N CHIPPER ROAD**  
**CANTONMENT, FL 32533**

**RUBIN D O'DONOVAN, III**  
**560 N CHIPPER ROAD**  
**CANTONMENT, FL 32533**

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

**Certified and delivered to Escambia County Tax Collector, this 19<sup>th</sup> day of November 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**

**November 19, 2025**  
**Tax Account #:12-0419-075**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG NE COR OF E 1/2 OF SE 1/4 N 86 DEG 43 MIN 08 SEC W 284 51/100 FT TO INTER OF N LI OF E 1/2 OF SE 1/4 AN W R/W LI OF 100 FT RR R/W CONT SAME COURSE 1027 13/100 FT TO NW COR OF E 1/2 OF SE 1/4 S 02 DEG 25 MIN 45 SEC W ALG W LI OF E 1/2 OF SE 1/4 848 22/100 FT S 07 DEG 21 MIN 17 SEC W ALG COMMON LI WITH PROPERTY DESC IN OR 4374 P 1236 406 08/100 FT FOR POB CONT SAME COURSE 61 63/100 FT S 0 DEG 45 MIN 17 SEC E 717 87/100 FT TO N R/W LI OF CHIPPER RD S 68 DEG 53 MIN 56 SEC E ALG N R/W LI 157 44/100 FT TO INTER OF N R/W LI AND W R/W LI OF 100 FT RR R/W N 20 DEG 11 MIN 26 SEC E ALG W R/W LI 734 30/100 FT N 68 DEG 50 MIN 51 SEC W 430 51/100 FT TO POB OR 6412 P 402 OR 6430 P 1504**

**SECTION 23, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 12-0419-075(0226-49)**

Prepared by and return to:

Fletcher Fleming  
Attorney at Law  
Shell, Fleming, Davis & Menge, P.A.  
P.O. Box 1831 226 Palafox Place, 9th Floor  
Pensacola, FL 32591-1831  
850-434-2411

File Number: Z126-26057

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 30th day of December, 2008 between Harold Pridgen and Mary D. Pridgen, husband and wife whose post office address is 25 East Nine Mile Road, Pensacola, FL 32534, grantor, and Rubin D. O'Donovan, III, an unmarried man whose post office address is 560 North Chipper Road, Cantonment, FL 32533, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

See attached Exhibit "A" for legal description

Parcel Identification Number: 232N31-4101-000-000

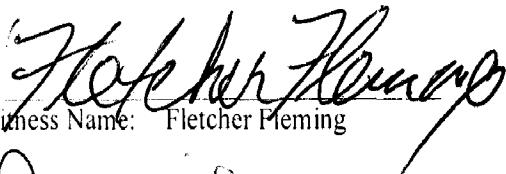
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

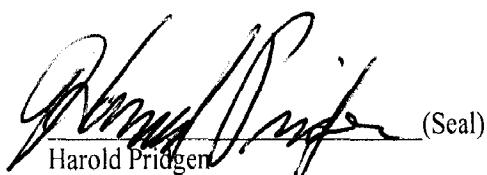
**To Have and to Hold**, the same in fee simple forever.

And subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas and other minerals. And grantor does warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to the exceptions set forth herein.

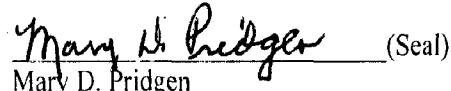
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: Fletcher Fleming

  
(Seal)  
Harold Pridgen

  
Witness Name: Monica S. Cone

  
(Seal)  
Mary D. Pridgen

State of Florida  
County of Escambia

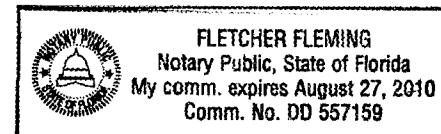
The foregoing instrument was acknowledged before me this 30th day of December, 2008 by Harold Pridgen and Mary D. Pridgen, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

  
Notary Public

Printed Name: Fletcher Fleming

My Commission Expires: \_\_\_\_\_



**EXHIBIT "A"**

Commence at the Northeast corner of the East 1/2 of the Southeast one-quarter of Section 23, Township 2 North, Range 31 West, Escambia County, Florida; thence N 86°43'8" W for a distance of 284.51 feet to a capped 1/2" iron rod, L.B. #6783 at the intersection of the North line of said East 1/2 of the Southeast one-quarter and West right-of-way line of a 100' wide railroad right-of-way; thence continue N 86°43'8" W for a distance of 1027.13 feet to a capped 1/2" iron rod, L.B. #6783 at Northwest corner of said East 1/2 of the Southeast one-quarter; thence S 2°25'45" W and along West line of said East 1/2 of the Southeast one-quarter for a distance of 848.22 feet to a capped 1/2" iron rod, L.B. #6783; thence S 7°21'17" W and along a common line with parcel described in Official Records Book 4374, Page 1236, for a distance of 406.08 feet to a capped 1/2" iron rod, L.B. #6783 and Point of Beginning; thence continue S 7°21'17" W along same course a distance of 61.63 feet to a capped 1/2" iron rod, L.B. #6783; then S 0°45'17" E for a distance of 717.87 feet to a capped 1/2" iron rod, L.B. #6783 said point being on the North right-of-way line of North Chipper Road, a county road of varying width; thence S 68°53'56" E and along said North right-of-way line for a distance of 157.44 feet to a capped 1/2" iron rod, L.B. #6783 being at the intersection of said North right-of-way line and West right-of-way line of a 100' wide railroad right-of-way; thence N 20°11'26" E and along said West right-of-way line for a distance of 734.30; thence N68°50'51" W for a distance of 430.51 feet to the Point of Beginning. Containing 5.02 acres, more or less.

Subject to a 60' wide perpetual non-exclusive easement being the easterly 60' of said parcel and being parallel to the said West right-of-way line of a 100' wide Railroad right-of-way.

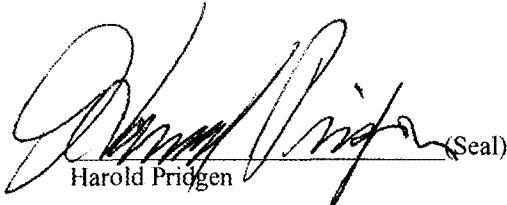
**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

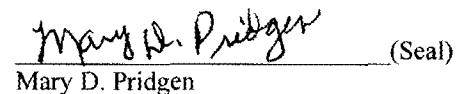
ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for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

Name of Roadway: North Chipper Road  
Legal Address of Property: 512 North Chipper Road

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

This form completed by: Fletcher Fleming  
Shell, Fleming, Davis & Menge  
Post Office Box 1831  
Pensacola, FL 32598-1831

  
Harold Pridgen (Seal)

  
Mary D. Pridgen (Seal)

  
Rubin D. O'Donovan, III (Seal)

**THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD OF  
COUNTY COMMISSIONERS**  
Effective: 4/15/95

PREPARED BY: SHEILA O'DONOVAN  
560 N. CHIPPER ROAD  
CANTONMENT, FL 32533  
850-380-9641

SENT TO: RUBIN D. O'DONOVAN III  
512 N CHIPPER ROAD  
CANTONMENT, FL 32533

PROPERTY REFERENCE # 232N31-4101-000-000

## CORRECTIVE DEED

This **CORRECTIVE DEED** made this 27<sup>th</sup> day of February, 2009 between Harold Pridgen and Mary D. Pridgen, husband and wife whose post office address is 25 East Nine Mile Road, Pensacola, Florida 32534, grantor, and Rubin D. O'Donovan, III, an unmarried man whose post office address is 560 North Chipper Road, Cantonment, Florida 32533, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals and the successors and assigns of corporations trusts and trustees)

In order to correct the description of the property conveyed by deed recorded in Official Records Book #6412 at page ~~4002~~  
<sup>402</sup> of the public records of Escambia County and

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

Parcel Identification #232N31-4101-000-000

**LEGAL DESCRIPTION:** Commence at the Northeast Corner of the East 1/2 of the Southeast One-Quarter of Section 23, T-2-N, R-31-W, Escambia County, Florida; thence N. 86°43'8" W. for a distance of 284.51 feet to a capped 1/2" Iron Rod L.B. #6783 at the Intersection of the North line of said East 1/2 of the Southeast One-Quarter and West Right-of-way line of a 100' wide Railroad right-of-way; thence continue N. 86°43'8" W. for a distance of 1027.13 feet to a capped 1/2" Iron Rod L.B. #6783 at Northwest corner of said East 1/2 of the Southeast One-Quarter; thence S. 2°25'45" W. and along west line of said East 1/2 of the Southeast One-Quarter for a distance of 848.22 feet to a capped 1/2" Iron Rod L.B. #6783; thence S. 7°21'17" W. and along a common line with parcel described in O.R. Book 4374 page 1236 for a distance of 406.08 feet to a capped 1/2" Iron Rod L.B. #6783 and Point of Beginning; thence continue S. 7°21'17" W. along same course and said common line for a distance of 61.63 feet to a capped 1/2" Iron Rod L.B. #6783; thence S. 0°45'17" E. along said common line for a distance of 717.87 feet to a capped 1/2" Iron Rod L.B. #6783; thence S. 02°26'35" W. along said common line for a distance of 8.92 feet to a capped 1/2" Iron Rod L.B. #6783 said point being on the North right-of-way line of North Chipper road a County road of varying width; thence S. 68°53'56" E. and along said North right-of-way line for a distance of 157.44 feet to a capped 1/2" Iron Rod L.B. #6783 being at the Intersection of said North right-of-way line and West Right-of-way line of a 100' wide Railroad right-of-way; thence N. 20°11'26" E. and along said West Right-of-way line for a distance of 734.30 feet; thence N. 68°50'51" W. for a distance of 430.51 feet to the Point of Beginning. Containing 5.02 acres more or less.

Subject to a 60' wide perpetual non-exclusive easement being the easterly 60' of said parcel and being parallel to the said West Right-of-way line of a 100' wide Railroad right-of-way.

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

**To Have and to Hold** the same in fee simple forever.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written>

Signed, sealed and delivered in our presence:

Sheila O'Donovan

Witness: Sheila O'Donovan



Harold Pridgen

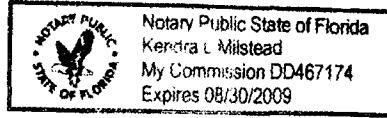
Betty Holley  
Witness: BETTY HOLLEY

Mary D. Pridgen  
Mary D. Pridgen

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of February, 2009 by Harold Pridgen and Mary D. Pridgen, who ( ) are personally known or ( ) have produced a driver's license as identification.

(Notary Seal)



Kendra L. Milstead  
Notary Public

Kendra L. Milstead  
Printed Name

My Commission Expires: 8-30-09

Recorded in Public Records 3/13/2017 10:05 AM OR Book 7679 Page 180,  
 Instrument #2017017908, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$44.00

Recorded in Public Records 3/13/2017 8:56 AM OR Book 7679 Page 37,  
 Instrument #2017017876, 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#16-01-00176  
 LOCATION: 512 N Chipper Rd  
 PR# 232N314101000003**

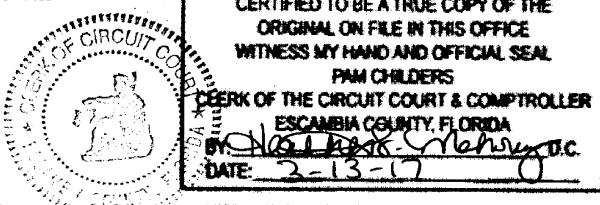
**O Donovan, Rubin D III  
 560 N Chipper Rd  
 Cantonment, FL 32533  
 RESPONDENT**

**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, NAMED ABOVE, 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: 7679 PG: 181

BK: 7679 PG: 38

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

Other \_\_\_\_\_

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 June 5,  
2017 to correct the violation and to bring the violation into compliance.

BK: 7679 PG: 182

BK: 7679 PG: 39

Corrective action shall include:

- Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- Immediately cease burning and refrain from future burning
- Remove all refuse and dispose of legally and refrain from future littering
- Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- Obtain necessary permits or cease operations
- Acquire proper permits or remove sign(s)
- Other \_\_\_\_\_

BK: 7679 PG: 183

BK: 7679 PG: 40

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 100.00 per day, commencing June 6, 2017. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 100.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT**.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

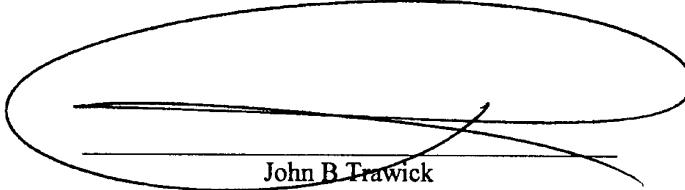
BK: 7679 PG: 184 Last Page

BK: 7679 PG: 41 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 7<sup>th</sup> day of March, 2017.



John B. Trawick  
Special Magistrate  
Office of Environmental Enforcement

Recorded in Public Records 6/28/2017 9:55 AM OR Book 7735 Page 981,  
Instrument #2017048912, 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#16-01-00176  
LOCATION: 512 N Chipper Rd  
PR# 232N314101000003**

**O Donovan, Rubin D III  
560 N Chipper Rd  
Cantonment, FL 32533  
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, \_\_\_\_\_, 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: 7735 PG: 982

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 July 5, 2017 to correct the violation and to bring the violation into compliance.

## Corrective action shall include:

- Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- Immediately cease burning and refrain from future burning
- Remove all refuse and dispose of legally and refrain from future littering
- Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- Obtain necessary permits or cease operations
- Acquire proper permits or remove sign(s)
- Other \_\_\_\_\_

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 20.00 per day, commencing July 6, 2017. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property.

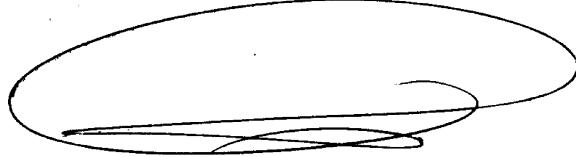
Costs in the amount of \$ 100.00 are awarded in favor of Escambia County as the prevailing party against RESPONDENT.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

**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 16<sup>th</sup> day of June, 2017.



John Trawick  
Special Magistrate  
Office of Environmental Enforcement

**Recorded in Public Records 7/21/2017 2:52 PM OR Book 7748 Page 125,  
Instrument #2017055749, 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#16-01-00176  
LOCATION: 512 N Chipper Rd  
PR# 232N314101000003**

**O Donovan, Rubin D III  
560 N Chipper Rd  
Cantonment, FL 32533  
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, Named Above, 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: 7748 PG: 126

30-203 Unsafe Building; Described as  Main Structure  Accessory Building(s)  
 (a)  (b)  (c)  (d)  (e)  (f)  (g)  (h)  (i)  (j)  (k)  (l)  (m)  (n)  (o)  
 (p)  (q)  (r)  (s)  (t)  (u)  (v)  (w)  (x)  (y)  (z)  (aa)  (bb)  (cc)  (dd)

94-51 Obstruction of County Right-of-Way (ROW)

82-171 Mandatory Residential Waste Collection

82-15 Illegal Burning

82-5 Littering Prohibited

LDC Chapter 3 Commercial in residential and non permitted use

LDC Chapter 2 Article 3 Land Disturbance without permits

LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign ROW

LDC Sec 4-7.9 Outdoor Storage \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in  
the premises; it is hereby **ORDERED** that RESPONDENT shall have until September 5<sup>th</sup>,  
**2017** to correct the violation and to bring the violation into compliance.

**BK: 7748 PG: 127**

Corrective action shall include:

- Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- Immediately cease burning and refrain from future burning
- Remove all refuse and dispose of legally and refrain from future littering
- Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- Obtain necessary permits or cease operations
- Acquire proper permits or remove sign(s)
- Other \_\_\_\_\_

**BK: 7748 PG: 128**

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 20.00 per day, commencing Sept. 6, 2017. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$1,100.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT**.

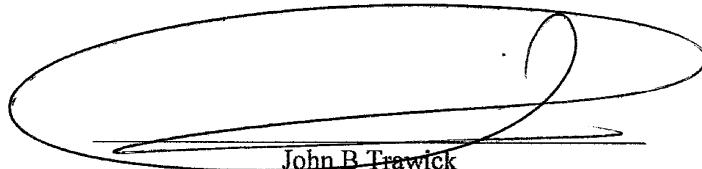
This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

**BK: 7748 PG: 129 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 17<sup>th</sup> day of July, 2017.



John B. Trawick  
Special Magistrate  
Office of Environmental Enforcement

Recorded in Public Records 4/8/2022 12:00 PM OR Book 8759 Page 1117,  
Instrument #2022035890, 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.

ODONOVAN, RUBIN D III  
560 N CHIPPER RD  
CANTONMENT, FL 32533

Case No: CE160100176  
Location: 512 N CHIPPER RD  
PR #: 232N314101000003

Cost Order

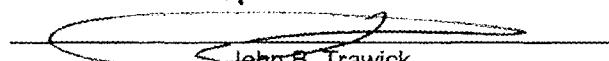
THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

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 7/17/2017.

Itemized Cost	
Daily fines	\$32,460.00
Fines	\$0.00
Court Cost	\$1,100.00 <del>550</del>
County Abatement Fees	\$0.00
Administrative Costs	\$0.00
Payments	\$0.00
<b>Total:</b>	<b>\$33,560.00 <del>550</del></b>

DONE AND ORDERED at Escambia County, Florida on

April 5 2022

  
John B. Trawick

Special Magistrate  
Office of Environmental Enforcement



ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE** *DR2649*

**Document Number:** ECSO25CIV056647NON

**Agency Number:** 26-002170

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 06328 2023

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: RUBIN D ODONOVAN III

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED/LEGAL DESCRIPTION

Received this Writ on 12/19/2025 at 8:52 AM and served same at 9:15 AM on 12/26/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

*A. Hardin*  
A. HARDIN, 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 February 4, 2026, 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 **FTL INC & BANESCO USA** holder of **Tax Certificate No. 06328**, issued the **1st day of June, A.D., 2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

(see attached)

**SECTION 23, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120419075 (0226-49)**

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

**RUBIN D ODONOVAN III**

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 February, which is the 4th day of February 2026.**

Dated this 12th day of December 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](mailto:TAXDEEDS@ESCAMBIACLERK.COM)

**Post Property:**

**512 N CHIPPER RD 32533**



**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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

## **LEGAL DESCRIPTION**

BEG NE COR OF E 1/2 OF SE 1/4 N 86 DEG 43 MIN 08 SEC W 284 51/100 FT TO INTER OF N LI OF E 1/2 OF SE 1/4 AN W R/W LI OF 100 FT RR R/W CONT SAME COURSE 1027 13/100 FT TO NW COR OF E 1/2 OF SE 1/4 S 02 DEG 25 MIN 45 SEC W ALG W LI OF E 1/2 OF SE 1/4 848 22/100 FT S 07 DEG 21 MIN 17 SEC W ALG COMMON LI WITH PROPERTY DESC IN OR 4374 P 1236 406 08/100 FT FOR POB CONT SAME COURSE 61 63/100 FT S 0 DEG 45 MIN 17 SEC E 717 87/100 FT TO N R/W LI OF CHIPPER RD S 68 DEG 53 MIN 56 SEC E ALG N R/W LI 157 44/100 FT TO INTER OF N R/W LI AND W R/W LI OF 100 FT RR R/W N 20 DEG 11 MIN 26 SEC E ALG W R/W LI 734 30/100 FT N 68 DEG 50 MIN 51 SEC W 430 51/100 FT TO POB OR 6412 P 402 OR 6430 P 1504

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0226-49

**Document Number:** ECSO25CIV056675NON

**Agency Number:** 26-002136

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 06328 2023

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: RUBIN D ODONOVAN III

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

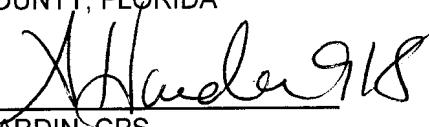
Individual

Received this Writ on 12/19/2025 at 8:50 AM and served same on RUBIN D ODONOVAN III , at 12:14 PM on 12/26/2025 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

SERVED AT 701 CORNELL AVE

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

  
A. HARDIN, 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 February 4, 2026, 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 **FTL INC & BANESCO USA** holder of Tax Certificate No. 06328, issued the 1st day of **June, A.D., 2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

(see attached)

**SECTION 23, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120419075 (0226-49)**

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

**RUBIN D ODONOVAN III**

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 February, which is the 4th day of February 2026.**

Dated this 12th day of December 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](mailto:taxdeeds@escambiaclerk.com)

### Personal Services:

**RUBIN D ODONOVAN III**  
520 N CHIPPER RD  
CANTONMENT, FL 32533

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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

## **LEGAL DESCRIPTION**

BEG NE COR OF E 1/2 OF SE 1/4 N 86 DEG 43 MIN 08 SEC W 284 51/100 FT TO INTER OF N LI OF E 1/2 OF SE 1/4 AN W R/W LI OF 100 FT RR R/W CONT SAME COURSE 1027 13/100 FT TO NW COR OF E 1/2 OF SE 1/4 S 02 DEG 25 MIN 45 SEC W ALG W LI OF E 1/2 OF SE 1/4 848 22/100 FT S 07 DEG 21 MIN 17 SEC W ALG COMMON LI WITH PROPERTY DESC IN OR 4374 P 1236 406 08/100 FT FOR POB CONT SAME COURSE 61 63/100 FT S 0 DEG 45 MIN 17 SEC E 717 87/100 FT TO N R/W LI OF CHIPPER RD S 68 DEG 53 MIN 56 SEC E ALG N R/W LI 157 44/100 FT TO INTER OF N R/W LI AND W R/W LI OF 100 FT RR R/W N 20 DEG 11 MIN 26 SEC E ALG W R/W LI 734 30/100 FT N 68 DEG 50 MIN 51 SEC W 430 51/100 FT TO POB OR 6412 P 402 OR 6430 P 1504

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 06328 of 2023

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

RUBIN D ODONOVAN III 520 N CHIPPER RD CANTONMENT, FL 32533	RUBIN D ODONOVAN III 512 N CHIPPER RD CANTONMENT FL 32533	RUBIN D ODONOVAN III 560 N CHIPPER RD CANTONMENT FL 32533	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 December 2025.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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Dated this 15th day of December 2025.

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CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



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Emily Hogg  
Deputy Clerk

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**Post Property:**

512 N CHIPPER RD 32533



**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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PAM CHILDEERS  
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