



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

0326-10

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	IDE IDE TECHNOLOGIES INC 3641 N.52 AVE HOLLYWOOD, FL 33021	Application date	Jun 30, 2025
Property description	AHL DAVID 525 W DETROIT BLVD PENSACOLA, FL 32534 1606 W DESOTO ST 15-0980-000 LT 23 & E 3 FT OF LT 24 BLK 93 WEST KING TRACT OR 6661 P 1366 CA 115	Certificate #	2023 / 7458
		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)
# 2023/7458	06/01/2023	709.92	266.22	976.14
→Part 2: Total*				976.14

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)
# 2025/7931	06/01/2025	803.09	6.25	40.15	849.49
# 2024/7555	06/01/2024	746.27	6.25	145.52	898.04
Part 3: Total*					1,747.53

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)	2,723.67
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	3,098.67

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

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date July 2nd, 2025

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/04/2026</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500614

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
IDE
IDE TECHNOLOGIES INC
3641 N.52 AVE
HOLLYWOOD, FL 33021,

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
15-0980-000	2023/7458	06-01-2023	LT 23 & E 3 FT OF LT 24 BLK 93 WEST KING TRACT OR 6661 P 1366 CA 115

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
IDE
IDE TECHNOLOGIES INC
3641 N.52 AVE
HOLLYWOOD, FL 33021

06-30-2025
Application Date


Applicant's signature

[illegible]

Address: 1606 W DESOTO ST, Improvement Type: SINGLE FAMILY, Year Built: 1926, Effective Year: 1926, PA Building ID#: 24967

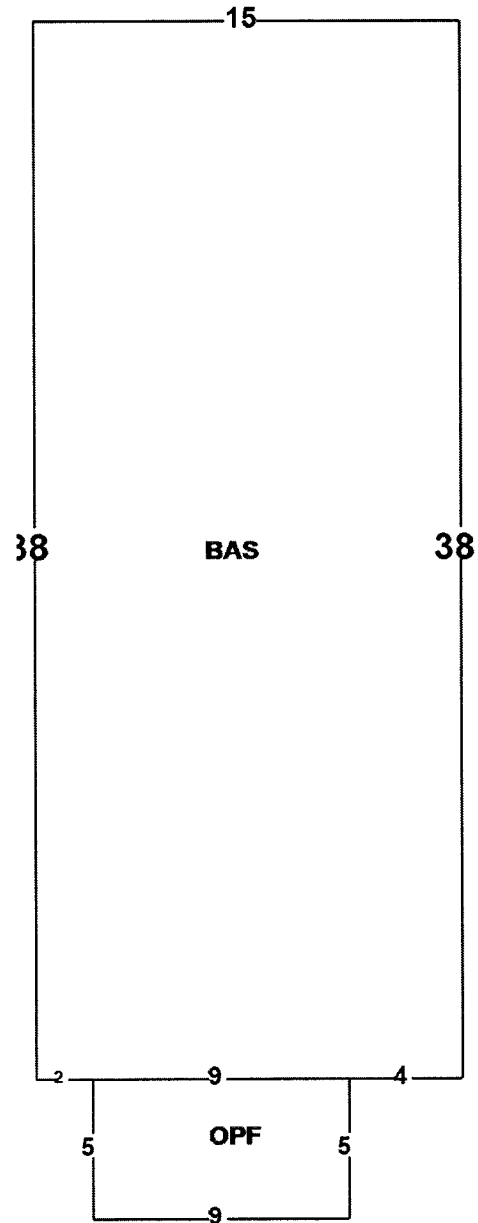
Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-VINYL/CORK
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-PANEL-PLYWOOD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 615 Total SF

BASE AREA - 570

OPEN PORCH FIN - 45



Images



4/19/2016 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: 07/14/2025 (rc 169033)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **IDE TECHNOLOGIES INC** holder of **Tax Certificate No. 07458**, issued the **1st** day of **June, A.D., 2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 23 & E 3 FT OF LT 24 BLK 93 WEST KING TRACT OR 6661 P 1366 CA 115

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 150980000 (0326-10)

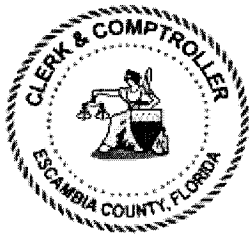
The assessment of the said property under the said certificate issued was in the name of

DAVID AHL

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

Dated this 15th day of July 2025.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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 #: 15-0980-000 CERTIFICATE #: 2023-7458

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: December 17, 2005 to and including December 17, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: December 18, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 18, 2025

Tax Account #: **15-0980-000**

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

By Virtue of Warranty Deed recorded 11/24/2010 in OR 6661/1366

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

- a. **Mortgage in favor of Oliver Properties, LLC recorded 11/24/2010 – OR 6661/1367 together with Assignment of Note and Mortgage recorded 2/22/2018 – OR 7858/423 and Assignment of Note and Mortgage recorded 5/29/2018 – OR 7907/1309**
- b. **Code Enforcement Order in favor of Escambia County recorded 6/8/2023 – OR 8990/1739 together with Cost Order recorded 8/30/829**

4. Taxes:

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

Tax Account #: 15-0980-000

Assessed Value: \$40,384.00

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: MAR 3, 2026
TAX ACCOUNT #: 15-0980-000
CERTIFICATE #: 2023-7458

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2025</u> tax year.

DAVID AHL
525 W DETRIOT BLVD
PENSACOLA, FL 32534

DAVID AHL
1606 W DESOTO ST
PENSACOLA, FL 32501

DAVID AHL
1260 VIRCECENT RD
CANTONMENT, FL 32533

OLIVER PROPERTIES LLC
520 FAIRPOINT DR
GULF BREEZE, FL 32561

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

Certified and delivered to Escambia County Tax Collector, this 18th day of December 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

December 18, 2025

Tax Account #:15-0980-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 23 & E 3 FT OF LT 24 BLK 93 WEST KING TRACT OR 6661 P 1366 CA 115

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 15-0980-000(0326-10)

Recorded in Public Records 11/24/2010 at 03:32 PM OR Book 6661 Page 1366,
Instrument #2010077035, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$87.50

10 + 87.50
Prepared by:
CYNTHIA E. ELLIS
Accu Title Agency
4400 Bayou Blvd Ste 41B
Pensacola, FL 32503

File Number: 67-101039

Warranty Deed

Made this November 17, 2010 A.D. By **HARRY O. TRACHY, JR. AND HARRY OLIVER TRACHY AND PATRICIA PATTERSON TRACHY, AS TRUSTEES OF THAT CERTAIN TRUST KNOWN AS THE HARRY OLIVER TRACHY REVOCABLE TRUST AGREEMENT DATED 6/8/99**, whose post office address is 4063 Oak Pointe Dr, Gulf Breeze, FL 32563, hereinafter called the grantor, to **DAVID AHL, A MARRIED MAN**, whose post office address is: 1260 VIRECENT RD, CANTONMENT FL 32533, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

LOT 23 AND THE EAST 3 FEET OF LOT 24, BLOCK 93, WEST KING TRACT, OR 1763, PAGE 684, CA 115, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 00-0S0-00-9060-023-093


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

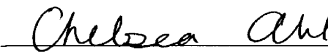
To Have and to Hold, the same in fee simple forever.




And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2010.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

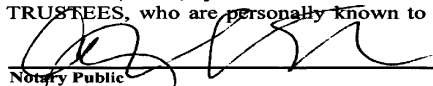

Witness Printed Name Cynthia E. Ellis


Witness Printed Name Chelsea D. Ahl

 (Seal)
HARRY O. TRACHY, JR.,

HARRY OLIVER TRACHY, AS TRUSTEE
 (Seal)
PATRICIA PATTERSON TRACHY, AS TRUSTEE

State of FL
County of

The foregoing instrument was acknowledged before me this 17th day of November, 2010, by **HARRY O. TRACHY, JR. AND HARRY OLIVER TRACHY AND PATRICIA PATTERSON TRACHY, AS TRUSTEES**, who are personally known to me or who produced driver's license as identification.


Notary Public
Print Name:

My Commission Expires:



CYNTHIA ESTRADA ELLIS
MY COMMISSION # BD 766571
EXPIRES: March 21, 2012
Bonded Thru Budget Notary Services

Recorded in Public Records 11/24/2010 at 03:32 PM OR Book 6661 Page 1367,
Instrument #2010077036, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 MTG Stamps \$43.75 Int. Tax \$25.00

1000
4375
2500

Prepared by: CYNTHIA E. ELLIS
Accu Title Agency
4400 Bayou Blvd Ste 41B
Pensacola, FL 32503
FILE #67-101039

(Space Above This Line For Recording Data)

State of Florida

MORTGAGE

Executed by **DAVID AHL, A MARRIED MAN**, whose address is
1260 VIRECENT RD, CANTONMENT FL 32533
("Borrower"), hereinafter referred to as ("mortgagor") to Harry O. Trachy, Jr., whose address is 4063 Oak Pointe Drive Gulf Breeze,
FL 32563 hereinafter referred to as ("Lender").

Witnesseth, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in **Escambia County, Florida**, viz:

LOT 23 AND THE EAST 3 FEET OF LOT 24, BLOCK 93, WEST KING TRACT, OR 1763, PAGE 684, CA 115, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

To Have and to Hold, the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

And the mortgagor covenants with the mortgagee that the mortgagor is indefeasible seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances except for ad valorem taxes for the year 2010 and subsequent years; easements, restrictions and reservations of record, if any.

Provided Always that if said mortgagor shall pay unto said mortgagee the certain promissory note in the amount of **\$12,500.00** as provided in said Note.

Principal and interest payments beginning on December 17, 2010 and continuing on that same day each month thereafter until, November 17, 2025, which is called the maturity date, at which time all unpaid principal and interest will be due and payable in full.

And shall perform, comply with and abide by each and every agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

And the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than full insurable value in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every of the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

If any sum of money herein referred to be not promptly paid with 15 days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

In Witness Whereof, the said mortgage has hereunto signed and sealed these presents the day and year first above written

Witnesses:



Witness Printed Name CYNTHIA E. ELLIS

Chelsea D. Ahl

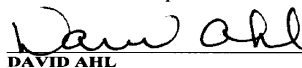
Witness Printed Name Chelsea D. Ahl

STATE OF FLORIDA,
Escambia County ss:

The foregoing instrument was acknowledged before me this 17th day of November, 2010 by **DAVID AHL, A MARRIED MAN**, who is personally known to me or who has produced driver's license as identification.



CYNTHIA ESTRADA ELLIS
MY COMMISSION # 10766571
EXPIRES: March 21, 2012
Bonded Thru Budget Notary Services


DAVID AHL

(Seal)
-Borrower

Notary Public

Recorded in Public Records 2/22/2018 1:23 PM OR Book 7858 Page 423,
Instrument #2018014109, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This Instrument Prepared By:
Kathleen K. DeMaria, Esquire
Kathleen K. DeMaria, P.A.
510 East Zaragoza Street
Pensacola, FL 32502

ASSIGNMENT OF NOTE AND MORTGAGE

The undersigned owner of a mortgage (and of the indebtedness secured thereby) made by DAVID AHL to HARRY O. TRACHY, JR. for \$12,500.00 on the 17th day of November, 2010, and recorded in Official Records Book 6661 at Page 1367 of the public records of Escambia County, Florida, for Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby assign and transfer the note and mortgage to HARRY OLIVER TRACHY, RANDAL ROHN TRACHY, and TERRI T. DAVIDSON as Trustees of the HARRY OLIVER TRACHY REVOCABLE TRUST DATED June 8, 1999.

Kathleen K. DeMaria
Witness

Kathleen K. DeMaria

Polina Mazunina
Witness

POLINA MAZUNINA

HARRY O. TRACHY, JR.
HARRY O. TRACHY, JR.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on this 15th day of February, 2018, by HARRY O. TRACHY, JR. who (X) is personally known to me or () who has produced _____ as identification.



Kathleen K. DeMaria
Printed Name Kathleen K. DeMaria
Notary Public

Recorded in Public Records 5/29/2018 4:38 PM OR Book 7907 Page 1309,
Instrument #2018041502, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

This Instrument Prepared By:
Kathleen K. DeMaria, Esquire
Kathleen K. DeMaria, P.A.
510 East Zaragoza Street
Pensacola, FL 32502

ASSIGNMENT OF NOTE AND MORTGAGE

The undersigned owner of a mortgage, (and of the indebtedness secured thereby) RANDAL ROHN TRACHY and TERRI T. DAVIDSON as Trustees of the HARRY OLIVER TRACHY REVOCABLE TRUST DATED June 8, 1999, which note and mortgage was originally made by DAVID AHL to HARRY O. TRACHY, JR. for \$12,500.00 on the 17th day of November, 2010, and recorded in Official Records Book 6661 at Page 1367 of the public records of Escambia County, Florida, and was subsequently assigned to the HARRY OLIVER TRACHY REVOCABLE TRUST DATED June 8, 1999 and recorded in Official Records Book 7858 at Page 423 of the public records of Escambia County, Florida, for Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby assign and transfer the note and mortgage to OLIVER PROPERTIES, LLC., a Florida Limited Liability Company whose post office address is 520 Fairpoint Dr., Gulf Breeze, FL 32561.

Polina Mazunina
Witness

Randal Rohn Trachy
RANDAL ROHN TRACHY as Trustee
of the HARRY OLIVER TRACHY
REVOCABLE TRUST DATED June 8,
1999

Kathleen K DeMaria
Witness

Polina Mazunina
Witness

Terri T Davidson
TERRI T. DAVIDSON as Trustee of
the HARRY OLIVER TRACHY
REVOCABLE TRUST DATED June 8,
1999

Kathleen K DeMaria
Witness

BK: 7907 PG: 1310 Last Page

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on this 22 day of May, 2018, by RANDAL ROHN TRACHY and TERRI T. DAVIDSON as Trustees of the HARRY OLIVER TRACHY REVOCABLE TRUST DATED June 8, 1999, who (X) is personally known to me or () who has produced _____ as identification.



Kathleen K. Demaria
Printed Name Kathleen K. Demaria
Notary Public

Recorded in Public Records 6/8/2023 9:15 AM OR Book 8990 Page 1739,
Instrument #2023046120, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Recorded in Public Records 6/7/2023 4:07 PM OR Book 8990 Page 1257,
Instrument #2023045951, 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: CE230137U
LOCATION: 6941 OTTO AVE
PR#: 271S303101013033

VS.

AHL, DAVID G
525 W DETROIT BLVD
PENSACOLA, FL 32534

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, David G. Ahl
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(c) Nuisance - (C) Inoperable Vehicle

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

Unsafe Structure - 30-203 (CC) Accessory structure unmaintained

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

Unsafe Structures - 30-203 (Z) Exterior door weatherstripping/threshold

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 <http://www.escambiaclerk.com/court> TO VALIDATE THIS DOCUMENT



Digitally signed by The Honorable Pam Childers
Date: 2023.06.07 16:22:04 -05:00
Escambia County Clerk of the Court and Comptroller
Location: 190 W Government St., Pensacola, FL 32502

BK: 8990 PG: 1740

BK: 8990 PG: 1258

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until
10/4/2023 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.**

**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 **\$20.00** per day, commencing **10/5/2023**.
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
interfering with the execution of this order or otherwise refusing to leave after warning.

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Unique Code : BAA-CACABFBCCDFAFED-BCADD-CACDAEFJFB-CBJEHH-C Page 2 of 4

BK: 8990 PG: 1741

BK: 8990 PG: 1259

Unique Code : BAA-CACABFBCCDAFED-BCADD-CACDAEFJFB-CBJEHH-C Page 3 of 4

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: 8990 PG: 1742 Last Page

BK: 8990 PG: 1260 Last Page

DONE AND ORDERED in Escambia County, Florida on this 6th day of

June, 2023.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

Unique Code : BAA-CACABFBCCDAFED-BCADD-CACDAEFJFB-CBJEHH-C Page 4 of 4

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Recorded in Public Records 8/30/2024 3:21 PM OR Book 9197 Page 829,
Instrument #2024066828, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 8/30/2024 1:01 PM OR Book 9197 Page 563,
Instrument #2024066724, 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.

AHL, DAVID G
525 W DETROIT BLVD
PENSACOLA, FL 32534

Case No: CE230137U
Location: 6941 OTTO AVE
PR #: 271S303101013033

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 6/6/2023.

Itemized Cost		
Daily fines	\$4,860.00	\$20.00 Per Day From: <u>10/05/2023</u> To: <u>06/04/2024</u>
Fines	\$0.00	
Court Cost	\$250.00	
County Abatement Fees	\$0.00	
Administrative Costs	\$0.00	
Payments	\$0.00	

Total: \$5,110.00

DONE AND ORDERED at Escambia County, Florida on

8-27-24

Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

