



# 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

0825.51

## Application Information

Applicant Name Applicant Address	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 16, 2025
Property description	LOVETT JAMES M JR EST OF 2301 W MICHIGAN AVE # 52 PENSACOLA, FL 32526 2301 W MICHIGAN AVE 52 05-3870-487 BEG AT INTER OF S R/W LI MICHIGAN AVE (SR 296 100 FT R/W) AND CENTER LI OF GULF POWER CO ESMT (100 F (Full legal attached.)	Certificate #	2023 / 2204
		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)
# 2023/2204	06/01/2023	973.84	48.69	1,022.53
# 2024/2386	06/01/2024	1,099.47	80.63	1,180.10
<b>→ Part 2: Total*</b>				<b>2,202.63</b>

## 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)
# /					
<b>Part 3: Total*</b>					<b>0.00</b>

## 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)	2,202.63
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,097.18
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>3,674.81</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:  Escambia, Florida  
Date April 21st, 2025  
 Signature, Tax Collector or Designee

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

+12.50

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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: _____ Date of sale <u>08/06/2025</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

**Tax Collector (complete Parts 1-4)**

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

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

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

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

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

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

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

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

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

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

**Clerk of Court (complete Part 5)**

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

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

BEG AT INTER OF S R/W LI MICHIGAN AVE (SR 296 100 FT R/W) AND CENTER LI OF GULF POWER CO ESMT (100 FT R/W) SEC 13 T2S R30W N 89 DEG 56 MIN 0 SEC E ALG S R/W LI OF MICHIGAN AVE 2875 25/100 FT N 89 DEG 56 MIN 53 SEC E ALG S R/W LI 545 83/100 FT TO PC OF CIRC CUR CONC TO N RAD 2778 37/100 FT CENTRAL ANG 2 DEG 8 MIN 35 SEC CHD BRG N 88 DEG 52 MIN 36 SEC E CHD DIST 103 91/100 FT ELY ALG SD CUR AND R/W LI ARC DIST 103 92/100 FT S 0 DEG 3 MIN 7 SEC E 353 28/100 FT S 42 DEG 30 MIN 0 SEC W 214 55/100 FT S 47 DEG 30 MIN 0 SEC E 139 37/100 FT N 42 DEG 29 MIN 14 SEC E 21 75/100 FT N 46 DEG 49 MIN 9 SEC E 32 33/100 FT FOR POB N 43 DEG 10 MIN 51 SEC W 24 14/100 FT N 46 DEG 49 MIN 9 SEC E 31 33/100 FT S 43 DEG 10 MIN 51 SEC E 24 14/100 FT S 46 DEG 49 MIN 9 SEC W 31 33/100 FT TO POB BEING UNIT 52 OF FAIRWAY VILLAGE OR 5130 P 673

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500063

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
FIG 20, LLC  
FIG 20, LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411,

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

Account Number	Certificate No.	Date	Legal Description
05-3870-487	2023/2204	06-01-2023	BEG AT INTER OF S R/W LI MICHIGAN AVE (SR 296 100 FT R/W) AND CENTER LI OF GULF POWER CO ESMT (100 FT R/W) SEC 13 T2S R30W N 89 DEG 56 MIN 0 SEC E ALG S R/W LI OF MICHIGAN AVE 2875 25/100 FT N 89 DEG 56 MIN 53 SEC E ALG S R/W LI 545 83/100 FT TO PC OF CIRC CUR CONC TO N RAD 2778 37/100 FT CENTRAL ANG 2 DEG 8 MIN 35 SEC CHD BRG N 88 DEG 52 MIN 36 SEC E CHD DIST 103 91/100 FT ELY ALG SD CUR AND R/W LI ARC DIST 103 92/100 FT S 0 DEG 3 MIN 7 SEC E 353 28/100 FT S 42 DEG 30 MIN 0 SEC W 214 55/100 FT S 47 DEG 30 MIN 0 SEC E 139 37/100 FT N 42 DEG 29 MIN 14 SEC E 21 75/100 FT N 46 DEG 49 MIN 9 SEC E 32 33/100 FT FOR POB N 43 DEG 10 MIN 51 SEC W 24 14/100 FT N 46 DEG 49 MIN 9 SEC E 31 33/100 FT S 43 DEG 10 MIN 51 SEC E 24 14/100 FT S 46 DEG 49 MIN 9 SEC W 31 33/100 FT TO POB BEING UNIT 52 OF FAIRWAY VILLAGE OR 5130 P 673

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  
FIG 20, LLC  
FIG 20, LLC FBO SEC PTY

PO BOX 12225  
NEWARK, NJ 07101-3411

04-16-2025  
Application Date

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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				
<b>Parcel ID:</b>	122S302500000052	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	053870487	2024	\$15,000	\$75,295	\$90,295	\$62,107
<b>Owners:</b>	LOVETT JAMES M JR EST OF	2023	\$4,600	\$70,497	\$75,097	\$56,461
<b>Mail:</b>	2301 W MICHIGAN AVE # 52 PENSACOLA, FL 32526	2022	\$4,600	\$54,812	\$59,412	\$51,329
<b>Situs:</b>	2301 W MICHIGAN AVE 52 32526	<b>Disclaimer</b>				
<b>Use Code:</b>	SINGLE FAMILY - TOWNHOME 🔑	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>Change of Address</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>File for Exemption(s) Online</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<b>Report Storm Damage</b>				

Sales Data <a href="#">Type List:</a>							2024 Certified Roll Exemptions
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Multi Parcel</b>	<b>Records</b>	None
04/2003	5130	673	\$49,500	WD	N		
04/1996	3966	817	\$48,300	WD	N		
07/1990	2881	633	\$48,800	WD	N		
02/1987	2346	4	\$46,900	WD	N		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							<b>Legal Description</b>
							BEG AT INTER OF S R/W LI MICHIGAN AVE (SR 296 100 FT R/W) AND CENTER LI OF GULF POWER CO ESMT (100 FT R/W)...
							<b>Extra Features</b>
							None

**Parcel Information**

Section Map Id:  
12-2S-30-1

Approx. Acreage:  
0.0192

Zoned:   
HDR

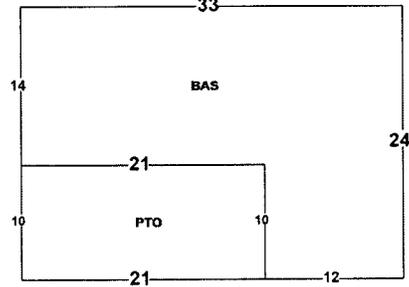
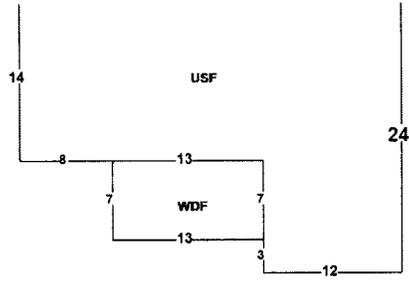
Evacuation & Flood Information  
[Open Report](#)

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

[Launch Interactive Map](#)

Buildings
Address: 2301 W MICHIGAN AVE 52, Improvement Type: TOWNHOUSE, Year Built: 1986, Effective Year: 1986, PA Building ID#: 74882

DECOR/MILLWORK-AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-BRICK-FACE/VENEER  
 EXTERIOR WALL-SIDING-SHT.AVG.  
 FLOOR COVER-CARPET  
 FOUNDATION-SLAB ON GRADE  
 HEAT/AIR-CENTRAL H/AC  
 INTERIOR WALL-DRYWALL-PLASTER  
 NO. PLUMBING FIXTURES-8  
 NO. STORIES-2  
 ROOF COVER-COMPOSITION SHG  
 ROOF FRAMING-MANSARD/GAMBREL  
 STORY HEIGHT-0  
 STRUCTURAL FRAME-WOOD FRAME



Areas - 1465 Total SF

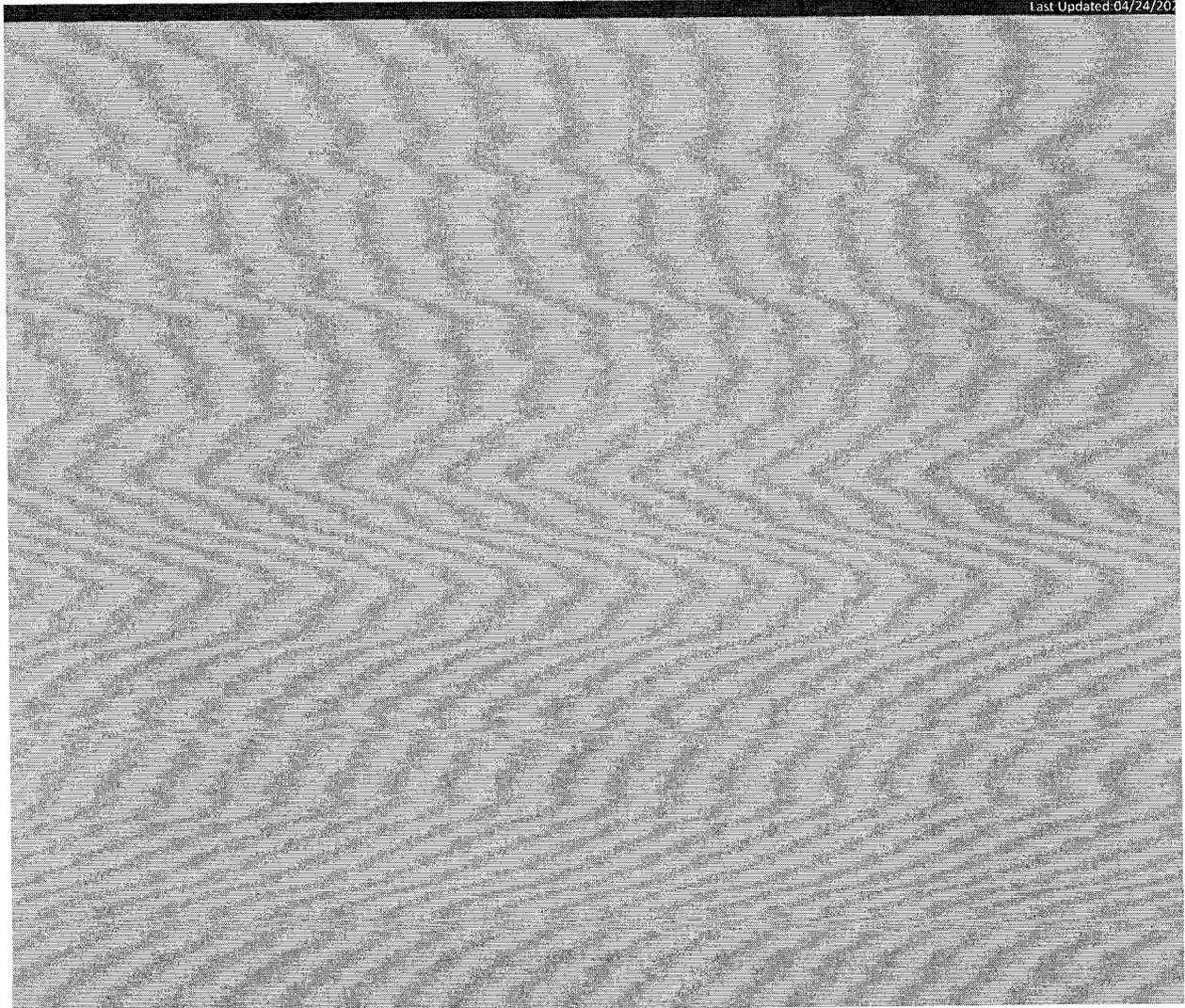
BASE AREA - 582  
 PATIO - 210  
 UPPER STORY FIN - 582  
 WOOD DECK FIN - 91

Images



11/8/2024 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: 04/24/2024

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 02204**, 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 12, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 053870487 (0825-51)**

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

**JAMES M LOVETT JR EST OF**

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 August, which is the **6th** day of August 2025.

Dated this 28th day of April 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 AT INTER OF S R/W LI MICHIGAN AVE (SR 296 100 FT R/W) AND CENTER LI OF GULF POWER CO ESMT (100 FT R/W) SEC 13 T2S R30W N 89 DEG 56 MIN 0 SEC E ALG S R/W LI OF MICHIGAN AVE 2875 25/100 FT N 89 DEG 56 MIN 53 SEC E ALG S R/W LI 545 83/100 FT TO PC OF CIRC CUR CONC TO N RAD 2778 37/100 FT CENTRAL ANG 2 DEG 8 MIN 35 SEC CHD BRG N 88 DEG 52 MIN 36 SEC E CHD DIST 103 91/100 FT ELY ALG SD CUR AND R/W LI ARC DIST 103 92/100 FT S 0 DEG 3 MIN 7 SEC E 353 28/100 FT S 42 DEG 30 MIN 0 SEC W 214 55/100 FT S 47 DEG 30 MIN 0 SEC E 139 37/100 FT N 42 DEG 29 MIN 14 SEC E 21 75/100 FT N 46 DEG 49 MIN 9 SEC E 32 33/100 FT FOR POB N 43 DEG 10 MIN 51 SEC W 24 14/100 FT N 46 DEG 49 MIN 9 SEC E 31 33/100 FT S 43 DEG 10 MIN 51 SEC E 24 14/100 FT S 46 DEG 49 MIN 9 SEC W 31 33/100 FT TO POB BEING UNIT 52 OF FAIRWAY VILLAGE OR 5130 P 673

# PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

## PROPERTY INFORMATION REPORT

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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 05-3870-487 CERTIFICATE #: 2023-2204

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 as 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: May 14, 2005 to and including May 14, 2025 Abstractor: Andrew Hunt

BY



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

**PROPERTY INFORMATION REPORT**  
CONTINUATION PAGE

May 16, 2025

Tax Account #: **05-3870-487**

1. The Grantee(s) of the last deed(s) of record is/are: **JAMES M LOVETT JR**

**By Virtue of Warranty Deed recorded 5/5/2003 in OR 5130/673**

**ABTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR JAMES M LOVETT JR RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

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. **Lien in favor of Fairway Village Homeowners' Association of Pensacola, Inc. recorded 6/24/2020 – OR 8319/727**
- b. **Code Enforcement Order in favor of Escambia County recorded 7/6/2020 – OR 8325/1883 together with Amended Order recorded 12/20/2023 – OR 9083/1040**

4. Taxes:

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

**Tax Account #: 05-3870-487**

**Assessed Value: \$62,107.00**

**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): **FAIRWAY VILLAGE HOMEOWNERS' ASSOCIATION OF PENSACOLA INC**

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:** AUG 6, 2025  
**TAX ACCOUNT #:** 05-3870-487  
**CERTIFICATE #:** 2023-2204

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>2024</u> tax year.

**JAMES M LOVETT JR**  
2301 W MICHIGAN AVE #52  
PENSACOLA, FL 32526

**FAIRWAY VILLAGE HOMEOWNERS'**  
**ASSOCIATION OF PENSACOLA INC**  
**GLENN DORSEY**  
225 N PACE BLVD  
PENSACOLA, FL 32505

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

Certified and delivered to Escambia County Tax Collector, this 16<sup>th</sup> day of May 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**

**May 16, 2025**

**Tax Account #:05-3870-487**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT INTER OF S R/W LI MICHIGAN AVE (SR 296 100 FT R/W) AND CENTER LI OF GULF POWER CO ESMT (100 FT R/W) SEC 13 T2S R30W N 89 DEG 56 MIN 0 SEC E ALG S R/W LI OF MICHIGAN AVE 2875 25/100 FT N 89 DEG 56 MIN 53 SEC E ALG S R/W LI 545 83/100 FT TO PC OF CIRC CUR CONC TO N RAD 2778 37/100 FT CENTRAL ANG 2 DEG 8 MIN 35 SEC CHD BRG N 88 DEG 52 MIN 36 SEC E CHD DIST 103 91/100 FT ELY ALG SD CUR AND R/W LI ARC DIST 103 92/100 FT S 0 DEG 3 MIN 7 SEC E 353 28/100 FT S 42 DEG 30 MIN 0 SEC W 214 55/100 FT S 47 DEG 30 MIN 0 SEC E 139 37/100 FT N 42 DEG 29 MIN 14 SEC E 21 75/100 FT N 46 DEG 49 MIN 9 SEC E 32 33/100 FT FOR POB N 43 DEG 10 MIN 51 SEC W 24 14/100 FT N 46 DEG 49 MIN 9 SEC E 31 33/100 FT S 43 DEG 10 MIN 51 SEC E 24 14/100 FT S 46 DEG 49 MIN 9 SEC W 31 33/100 FT TO POB BEING UNIT 52 OF FAIRWAY VILLAGE OR 5130 P 673**

**SECTION 12, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 05-3870-487(0825-51)**

OR BK 5130 P60673  
Escambia County, Florida  
INSTRUMENT 2003-091723

DEED DOC STAMPS PD @ ESC CO \$ 346.50  
05/05/03 ERNIE LEE MAGNIA, CLERK  
By: *[Signature]*

18.58  
61  
346.50

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Linda Salter  
RELI, INC.  
4900 Bayou Boulevard, Suite 201  
PENSACOLA, FL 32503

Property Appraisers Parcel Identification (Folio) Number:  
12-2S-30-2500-000-052

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 16th day of April, 2003 by John J. Durnil and Ruth Durnil, husband and wife, herein called the grantors, to James M. Lovett, Jr., a single man whose post office address is 2301 W. Michigan Avenue, #52, Pensacola, Florida 32526, hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 ~~SPARTA TOWNSHIP~~ Escambia County, State of Florida, viz.:

For Legal Description, see Exhibit "A" Attached hereto and made a part hereof.

Subject to easements, restrictions and reservations of record and to taxes for the year 2003 and thereafter.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2002.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Signature]*  
Witness #1 Signature

Witness #1 Printed Name

*[Signature]*  
Witness #2 Signature

BRONNIE J. HOPKINS  
Witness #2 Printed Name

*[Signature]*  
John J. Durnil  
2301 W. Michigan Avenue #52, Pensacola, Florida 32526

*[Signature]*  
Ruth Durnil  
2301 W. Michigan Avenue #52, Pensacola, Florida 32526

STATE OF FLORIDA  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 16th day of April, 2003 by John J. Durnil and Ruth Durnil who are personally known to me or have produced drivers license as identification.

SEAL

*[Signature]*  
Notary Public

My Commission Expires:

Printed Notary Name: ER  
Notary Public - State of FL  
Comm. Exp. Date: June 17 2003  
Comm. No. 00 840085

File No.: PEN03043

OR BK 5130 PG0674  
Escambia County, Florida  
INSTRUMENT 2003-091723

SCHEDULE "A"

UNIT #52

A PARCEL OF LAND IN Section 12, Township 2 South, Range 30 West, Escambia County, Florida, described as follows:

Commence at the intersection of the South right of way line of Michigan Avenue (S.R. 296, a 100 foot R/W) and the centerline of a Gulf Power Company Easement (100' R/W), Section 13, Township 2 South, Range 30 West, Escambia County, Florida; Thence go North 89 degrees 56' 00" East along the South right of way line of the said Michigan Avenue a distance of 2875.25 feet; thence go North 89 degrees 56' 53" East along the said South right of way line a distance of 545.83 feet to the point of Curvature of a circular curve concave to the North, having a radius of 2778.37 feet, a central angle of 02 degrees 08' 35", a chord bearing North 88 degrees 52' 36" East and a chord distance of 103.91 feet; thence go Easterly along the said curve and right of way line an arc distance of 103.92 feet; thence go South 00 degrees 03' 07" East a distance of 353.28 feet; thence go South 42 degrees 30' 00" West a distance of 214.55 feet; thence go South 47 degrees 30' 00" East a distance of 139.37 feet; thence go North 42 degrees 29' 14" East a distance of 21.75 feet; thence go North 46 degrees 49' 09" East a distance of 32.33 feet to the Point of Beginning of this description; thence go North 43 degrees 10' 51" West a distance of 24.14 feet; thence go North 46 degrees 49' 09" East a distance of 31.33 feet; thence go South 43 degrees 10' 51" East a distance of 24.14 feet; thence go South 46 degrees 49' 09" West a distance of 31.33 feet to the Point of Beginning.

OR BK 5130 P60675  
Escambia County, Florida  
INSTRUMENT 2003-091723

**Residential Sales Abutting Roadway  
Maintenance Disclosure**

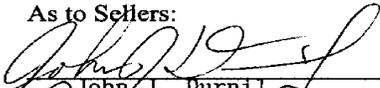
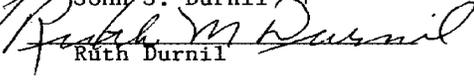
ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires that disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a 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.

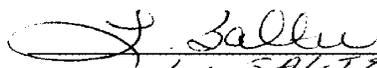
Name of Roadway: 2301 W. Michigan Avenue #52, Pensacola, Florida 32526

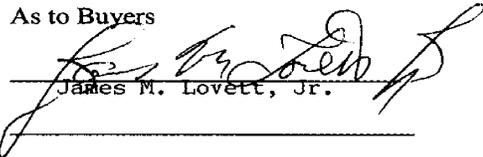
Legal Address of Property: 2301 W. Michigan Avenue #52, Pensacola, Florida 32526

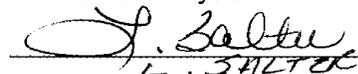
The County (X) has accepted ( ) has not accepted the abutting roadway for maintenance.

This form completed by: RELI, INC.  
4900 Bayou Boulevard, Suite 201  
Pensacola Florida 32501

As to Sellers:  
  
John J. Durnil  
  
Ruth Durnil

Witness to Sellers  
  
L. SALTER

As to Buyers  
  
James M. Lovett, Jr.

Witness as to Buyers  
  
L. SALTER

This form approved by the Escambia County Board  
Of Commissioners Effective 4/15/95

OR BK 5130 PG0676  
Escambia County, Florida  
INSTRUMENT 2003-091723

RCD May 05, 2003 09:05 am  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2003-091723

**ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS)  
ESCAMBIA COUNTY HEALTH DEPARTMENT**

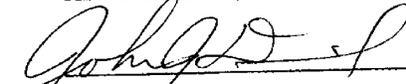
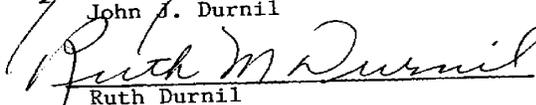
ATTENTION: Pursuant to Escambia County Code of Ordinances 99-36, in accordance with Section 1-29.180(5) of this Ordinance, the Escambia County Health Department (ECHD) must conduct an assessment of the Onsite Sewage Treatment and Disposal System (OSTDS) (Septic Tank) prior to the sale of Property. An approval letter issued by the ECHD must be presented at closing of property sale or transfer of title.

Legal Address of Property: 2301 W. Michigan Avenue #52, Pensacola, FL 32526

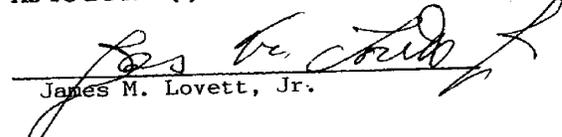
Buyer/Seller are aware that the property is on a  Sewer System ( ) Septic Tank  
APPROVAL LETTER ATTACHED HERETO   
APPROVAL LETTER NOT REQUIRED - PROPERTY NORTH OF WELL LINE ROAD   
APPROVAL LETTER NOT REQUIRED - PROPERTY IS UNIMPROVED

This form completed by: Reli, Inc.  
4900 Bayou Boulevard, Suite 201  
Pensacola, Florida 32504

AS TO SELLER (S):

  
\_\_\_\_\_  
John J. Durnil  
  
\_\_\_\_\_  
Ruth Durnil

AS TO BUYER (S):

  
\_\_\_\_\_  
James M. Lovett, Jr.  
\_\_\_\_\_

**Recorded in Public Records 6/24/2020 3:30 PM OR Book 8319 Page 727,  
Instrument #2020051007, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50**

Prepared By:  
John "Jay" A. Fraiser, Esq.  
127 Palafox Place, Suite 200  
Pensacola, FL 32502-5813  
RPBZ-1452-003

**CLAIM OF LIEN**

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

This is a claim of lien for unpaid assessments, together with reasonable attorney's fees and costs incurred by the undersigned Association, whose address is c/o myHomeSpot.com, 225 N. Pace Boulevard, Pensacola, FL 32505, incident to the collection of the assessments and enforcement of this lien, which is granted by §720.116, Florida Statutes, and the Declaration of Covenants, Conditions and Restrictions of Fairway Village, in Official Records Book 1982, Page 632 of the public records of Escambia County, Florida, and all supplements and amendments thereto, for the following described property:

Commence at the intersection of the South right of way line of Michigan Avenue (S.R. 296, a 100 foot R/W) and the centerline of a Gulf Power Company Easement (100' R/W), Section 13, Township 2 South, Range 30 West, Escambia County, Florida; Thence go North 89 degrees 56' 00" East along the South right of way line of the said Michigan Avenue a distance of 2875.25 feet; thence go North 89 degrees 56' 53" East along the said South right of way line a distance of 545.83 feet to the point of Curvature of a circular curve concave to the North, having a radius of 2778.37 feet, a central angle of 02 degrees 08' 35", a chord bearing North 88 degrees 52' 36" East and a chord distance of 103.91 feet; thence go Easterly along the said curve and right of way line an arc distance of 103.92 feet; thence go South 00 degrees 03' 07" East a distance of 353.28 feet; thence go South 42 degrees 30' 00" West a distance of 214.55 feet; thence go South 47 degrees 30' 00" East a distance of 139.37 feet; thence go North 42 degrees 29' 14" East a distance of 21.75 feet; thence go North 46 degrees 49' 09" East a distance of 32.33 feet to the Point of Beginning of this description; thence go North 43 degrees 10' 51" West a distance of 24.14 feet; thence go North 46 degrees 49' 09" East a distance of 31.33 feet; thence go South 43 degrees 10' 51" East a distance of 24.14 feet; thence go South 46 degrees 49' 09" West a distance of 31.33 feet to the Point of Beginning.

The property address is 2301 W. Michigan Avenue, Unit 52, Pensacola, FL 32526. The record title owner of the property is James M. Lovett, Jr., whose mailing address is 2301 W. Michigan Avenue, Unit 52, Pensacola, FL 32526.

This Claim of Lien is to secure the payment of assessments against the owner or owners by the undersigned Association in the following amounts, as well as all amounts which may accrue subsequent to this date:

<u>Item</u>	<u>Amount</u>
Assessments	\$1,158.98
Attorney's Fees	\$250.00
Mailing Costs	<u>\$6.90</u>
<b>Total Due:</b>	<b>\$1,415.88</b>

**BK: 8319 PG: 728 Last Page**

In addition, pursuant to the Association's governing documents and Florida Statutes, the foregoing assessments will bear an interest at the rate of 12% per annum, from the date each assessment became due, administrative late fees, reasonable attorney's fees, and costs incident to the collection and enforcement of this lien.

EXECUTED this 18<sup>th</sup> day of June, 2020.

**FAIRWAY VILLAGE HOMEOWNERS' ASSOCIATION OF PENSACOLA, INC.,** a Florida not-for-profit corporation

By: [Signature]  
Its Property Manager and Authorized Agent

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

Sworn to and subscribed before me by means of  physical presence or  online notarization, this 18<sup>th</sup> day of June, 2020, by Glenn Dorsey as the Property Manager and Authorized Agent for Fairway Village Homeowners' Association of Pensacola, Inc., a Florida not-for-profit corporation, on behalf of the corporation who is personally known to me.



[Signature]  
(Signature of Notary Public)  
Notary Public, State of Florida  
Print Name: E. Paige Hollis  
My Commission Expires: 01/15/2024

**I HEREBY CERTIFY** that a true copy of the foregoing Claim of Lien has been furnished by Certified Mail, Return Receipt # 70171070000045844725 and U.S. Mail to James M. Lovett, Jr., 2301 W. Michigan Avenue, Unit 52, Pensacola, FL 32526, on this 24 day of June, 2020.

[Signature]

John "Jay" A. Fraiser, Jr.  
Anna-Marie Forshee  
Moorhead Real Estate Law Group  
127 Palafox Place, Suite 200  
Pensacola, FL 32502  
Attorneys for Fairway Village Homeowners' Association of Pensacola, Inc.

Recorded in Public Records 7/6/2020 11:14 AM OR Book 8325 Page 1883,  
Instrument #2020054280, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00

Recorded in Public Records 7/6/2020 10:45 AM OR Book 8325 Page 1675,  
Instrument #2020054233, 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,

**CASE NO:** CE2001234U  
**LOCATION:** 2301 W MICHIGAN AVE  
**PR#:** 52  
**122S302500000052**

**VS.**

**LOVETT, JAMES M JR EST OF**  
2301 W MICHIGAN AVE # 52  
PENSACOLA, FL 32526

**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 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 Ordinance(s) has occurred and continues:

*Glenn Dosey Property mgr  
Derek  
Neander  
neighbor*

- Sec. 42-196(a) Nuisance - (A) Nuisance**
- Sec. 42-196(b) Nuisance - (B) Trash and Debris**
- Unsafe Structures - 30-203 (N) Siding**
- Unsafe Structures - 30-203 (O) Roof**
- Unsafe Structures - 30-203 (P) Eaves/soffits**

BK: 8325 PG: 1884

BK: 8325 PG: 1676

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **7/7/2020** 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.**

**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 you fail to fully correct the violation within the time required, you will be assessed a fine of **\$30.00** per day, commencing **7/8/2020**. 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 OWING 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 **RESPONDENT(S)**.

BK: 8325 PG: 1885 Last Page

BK: 8325 PG: 1677 Last Page

This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec. 162.09, Fla. Stat., and Sec. 30-35 of the Code of Ordinances, 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 on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

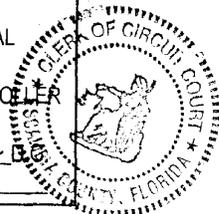
**You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County.** If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court 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 30th day of June, 2020.

  
 \_\_\_\_\_  
 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: *Alutney Coppage*  
 DATE: *07/16/2020*



Recorded in Public Records 12/20/2023 5:05 PM OR Book 9083 Page 1040,  
Instrument #2023100202, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$35.50

Recorded in Public Records 12/19/2023 4:37 PM OR Book 9082 Page 1249,  
Instrument #2023099740, 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: CE2001234U  
LOCATION: 2301 W MICHIGAN AVE 52  
PR#: 1228302500000052**

**VS.**

**LOVETT, JAMES M JR EST OF  
2301 W MICHIGAN AVE # 52  
PENSACOLA, FL 32528**

**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, NONE  
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**

**Unsafe Structures - 30-203 (N) Siding**

**Unsafe Structures - 30-203 (O) Roof**

**Unsafe Structures - 30-203 (P) Eaves/soffits**

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: [Signature] D.C.  
DATE: 12-20-23



BK: 9083 PG: 1041

BK: 9082 PG: 1250

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **7/7/2020** 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 **\$30.00** per day, commencing **7/8/2020**.

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 4

BK: 9083 PG: 1042

BK: 9082 PG: 1251

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.

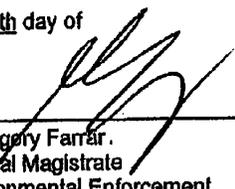
**RESPONDENT(S)** have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32506, 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: 9083 PG: 1043 Last Page**

**BK: 9082 PG: 1252 Last Page**

DONE AND ORDERED in Escambia County, Florida on this 18th day of  
December, 2023.

  
\_\_\_\_\_  
Gregory Farrar,  
Special Magistrate  
Office of Environmental Enforcement

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 02204 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 19, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JAMES M LOVETT JR EST OF 2301 W MICHIGAN AVE # 52 PENSACOLA, FL 32526	FAIRWAY VILLAGE HOMEOWNERS ASSOCIATION OF PENSACOLA INC GLENN DORSEY 225 N PACE BLVD 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 19th day of June 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 August 6, 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 **FIG 20 LLC** holder of **Tax Certificate No. 02204**, 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 12, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 053870487 (0825-51)**

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

**JAMES M LOVETT JR EST OF**

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 August, which is the **6th** day of August 2025.

Dated this 12th day of June 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)



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 AT INTER OF S R/W LI MICHIGAN AVE (SR 296 100 FT R/W) AND CENTER LI OF GULF POWER CO ESMT (100 FT R/W) SEC 13 T2S R30W N 89 DEG 56 MIN 0 SEC E ALG S R/W LI OF MICHIGAN AVE 2875 25/100 FT N 89 DEG 56 MIN 53 SEC E ALG S R/W LI 545 83/100 FT TO PC OF CIRC CUR CONC TO N RAD 2778 37/100 FT CENTRAL ANG 2 DEG 8 MIN 35 SEC CHD BRG N 88 DEG 52 MIN 36 SEC E CHD DIST 103 91/100 FT ELY ALG SD CUR AND R/W LI ARC DIST 103 92/100 FT S 0 DEG 3 MIN 7 SEC E 353 28/100 FT S 42 DEG 30 MIN 0 SEC W 214 55/100 FT S 47 DEG 30 MIN 0 SEC E 139 37/100 FT N 42 DEG 29 MIN 14 SEC E 21 75/100 FT N 46 DEG 49 MIN 9 SEC E 32 33/100 FT FOR POB N 43 DEG 10 MIN 51 SEC W 24 14/100 FT N 46 DEG 49 MIN 9 SEC E 31 33/100 FT S 43 DEG 10 MIN 51 SEC E 24 14/100 FT S 46 DEG 49 MIN 9 SEC W 31 33/100 FT TO POB BEING UNIT 52 OF FAIRWAY VILLAGE OR 5130 P 673

## 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 August 6, 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 **FIG 20 LLC** holder of **Tax Certificate No. 02204**, 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 12, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 053870487 (0825-51)**

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

**JAMES M LOVETT JR EST OF**

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 August, which is the **6th** day of **August 2025**.

Dated this 10th day of June 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:**

**2301 W MICHIGAN AVE 52 32526**



**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 AT INTER OF S R/W LI MICHIGAN AVE (SR 296 100 FT R/W) AND CENTER LI OF GULF POWER CO ESMT (100 FT R/W) SEC 13 T2S R30W N 89 DEG 56 MIN 0 SEC E ALG S R/W LI OF MICHIGAN AVE 2875 25/100 FT N 89 DEG 56 MIN 53 SEC E ALG S R/W LI 545 83/100 FT TO PC OF CIRC CUR CONC TO N RAD 2778 37/100 FT CENTRAL ANG 2 DEG 8 MIN 35 SEC CHD BRG N 88 DEG 52 MIN 36 SEC E CHD DIST 103 91/100 FT ELY ALG SD CUR AND R/W LI ARC DIST 103 92/100 FT S 0 DEG 3 MIN 7 SEC E 353 28/100 FT S 42 DEG 30 MIN 0 SEC W 214 55/100 FT S 47 DEG 30 MIN 0 SEC E 139 37/100 FT N 42 DEG 29 MIN 14 SEC E 21 75/100 FT N 46 DEG 49 MIN 9 SEC E 32 33/100 FT FOR POB N 43 DEG 10 MIN 51 SEC W 24 14/100 FT N 46 DEG 49 MIN 9 SEC E 31 33/100 FT S 43 DEG 10 MIN 51 SEC E 24 14/100 FT S 46 DEG 49 MIN 9 SEC W 31 33/100 FT TO POB BEING UNIT 52 OF FAIRWAY VILLAGE OR 5130 P 673

## 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 August 6, 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 FIG 20 LLC holder of Tax Certificate No. 02204, 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 12, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053870487 (0825-51)

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

**JAMES M LOVETT JR EST OF**

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 August, which is the **6th day of August 2025**.

Dated this 10th day of June 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:

**JAMES M LOVETT JR EST OF**  
2301 W MICHIGAN AVE # 52  
PENSACOLA, FL 32526

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** 0825-51

**Document Number:** ECSO25CIV023029NON

**Agency Number:** 25-007366

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 02204 2023

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: JAMES M LOVETT JR EST OF  
**Defendant:**

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

Received this Writ on 6/27/2025 at 8:49 AM and served same at 10:05 AM on 7/1/2025 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:



R. REIN, CPS

Service Fee: \$40.00

Receipt No: BILL

007365

**WARNING**

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**NOTICE OF APPLICATION FOR TAX DEED**

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(see attached)

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**TAX ACCOUNT NUMBER 053870487 (0825-51)**

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**JAMES M LOVETT JR EST OF**

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 August, which is the **6th** day of **August 2025**.

Dated this 10th day of June 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:**

**2301 W MICHIGAN AVE 52 32526**



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

By:  
**Emily Hogg  
Deputy Clerk**

RECEIVED  
2025 JUN 27 AM 9:49  
ESCAMBIA COUNTY  
CLERK OF CIRCUIT COURT  
CIVIL UNIT

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.

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ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE** 0825.51

Document Number: ECSO25CIV022996NON

Agency Number: 25-007405

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02204 2023

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: JAMES M LOVETT JR EST OF  
**Defendant:**

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

Non-Executed

Received this Writ on 6/27/2025 at 8:51 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for JAMES M LOVETT JR EST OF , Writ was returned to court UNEXECUTED on 7/1/2025 for the following reason:

2301 W MICHIGAN AVE #52 IS BURNED DOWN AND A VACANT ADDRESS. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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



R. REIN, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: LSTRAVIS

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Dated this 10th day of June 2025.

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**Personal Services:**

**JAMES M LOVETT JR EST OF**  
2301 W MICHIGAN AVE # 52  
PENSACOLA, FL 32526

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
2025 JUN 27 AM 9:51  
ESCAMBIA COUNTY, FL

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KP927  
7/1/25

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### Personal Services:

**JAMES M LOVETT JR EST OF**  
2301 W MICHIGAN AVE # 52  
PENSACOLA, FL 32526

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



By:  
Emily Hogg  
Deputy Clerk

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JAMES M LOVETT JR EST OF [0825-51]  
2301 W MICHIGAN AVE # 52  
PENSACOLA, FL 32526

FAIRWAY VILLAGE HOMEOWNERS  
ASSOCIATION OF PENSACOLA INC  
[0825-51]  
GLENN DORSEY  
225 N PACE BLVD  
PENSACOLA, FL 32505

9171 9690 0935 0127 1868 44

9171 9690 0935 0127 1868 37

7/17 RETURNED  
"VACANT"

ESCAMBIA COUNTY / COUNTY  
ATTORNEY [0825-51]  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE  
ENFORCEMENT [0825-51]  
ESCAMBIA CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE  
PENSACOLA FL 32505

9171 9690 0935 0127 1868 20

Contact  
TC  
Office

ACTUAL SHERIFF \$80.00 ACTUAL POSTAGE \$24.60 EBH

6/6/2025 CANDICE AT TC OFFICE NOTES: Jason Lovett (brother of James Lovett who is deceased) called today (720-253-8065) regarding the delinquent taxes. He was unaware they were delinquent. Jason Lovett lives out of state. I explained the TDA status now on the account and provided the June amount and where to overnight the certified payment.

7/1/2025 DEPUTY POSTED PROPERTY. MKJ

7/1/2025 SHERIFF NOTICE TO JAMES LOVETT UNEXECUTED, VACANT ADDRESS. MKJ

**Submit**

**Reset**

**Print Preview**

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(see attached)

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Dated this 12th day of June 2025.

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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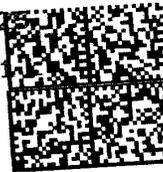
**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

**CERTIFIED MAIL™**



PENSACOLA FL 32502  
28 JAN 2025 AM 11

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quadiant  
FIRST-CLASS MAIL  
IMI  
**\$008.16<sup>0</sup>**  
06/26/2025 ZIP 32502  
043M31219251

**US POSTAGE**

PAI CHILDERS  
CLERK & COMPTROLLER  
FILED  
2025 JUL -7 A 2:33  
TANDIA COUNTESS  
*[Signature]*

JAMES M. ROBERT JR EST OF [0825-51]  
2301 W MICHIGAN AVE # 52  
PENSACOLA, FL 32526

32526-227 VAC  
32502-5833

NIXIE 326 DE 1 0007/03/25  
RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD  
BC: 32502583335 \*2638-03103-28-17

# THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

**NOTICE OF APPLICATION FOR TAX DEED** DEG 49 MIN 9 SEC W 31 33/100 FT TO  
POB BEING UNIT 52 OF FAIRWAY  
VILLAGE OR 5130 P 673

NOTICE IS HEREBY GIVEN, That FIG 20  
LLC holder of Tax Certificate No. 02204,  
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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:

4WR7/2-7/23TD

Name: Emily Hogg, Deputy Clerk  
Order Number: 8073  
Order Date: 6/26/2025  
Number Issues: 4  
Pub Count: 1  
First Issue: 7/2/2025  
Last Issue: 7/23/2025  
Order Price: \$200.00  
Publications: The Summation Weekly  
Pub Dates: The Summation Weekly, 7/2/2025, 7/9/2025, 7/16/2025, 7/23/2025

(see attached)

SECTION 12, TOWNSHIP 2 S, RANGE 30 W  
TAX ACCOUNT NUMBER 053870487  
(0825-51)

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

JAMES M LOVETT JR EST OF

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 August, which is  
the 6th day of August 2025.

Dated this 26th day of June 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

## LEGAL DESCRIPTION

BEG AT INTER OF S R/W LI MICHIGAN  
AVE (SR 296 100 FT R/W) AND CENTER LI  
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SEC E ALG S R/W LI OF MICHIGAN AVE  
2875 25/100 FT N 89 DEG 56 MIN 53 SEC E  
ALG S R/W LI 545 83/100 FT TO PC OF  
CIRC CUR CONC TO N RAD 2778 37/100  
FT CENTRAL ANG 2 DEG 8 MIN 35 SEC  
CHD BRG N 88 DEG 52 MIN 36 SEC E CHD  
DIST 103 91/100 FT ELY ALG SD CUR AND  
R/W LI ARC DIST 103 92/100 FT S 0 DEG 3  
MIN 7 SEC E 353 28/100 FT S 42 DEG 30  
MIN 0 SEC W 214 55/100 FT S 47 DEG 30  
MIN 0 SEC E 139 37/100 FT N 42 DEG 29  
MIN 14 SEC E 21 75/100 FT N 46 DEG 49  
MIN 9 SEC E 32 33/100 FT FOR POB N 43  
DEG 10 MIN 51 SEC W 24 14/100 FT N 46  
DEG 49 MIN 9 SEC E 31 33/100 FT S 43  
DEG 10 MIN 51 SEC E 24 14/100 FT S 46

**Emily Hogg, Deputy Clerk**  
**First Judicial Circuit, Escambia County**  
**190 W. Government St.**  
**Pensacola FL 32502**  
**USA**

Before the undersigned authority personally appeared  
Malcolm Ballinger who under oath says that he is the Legal  
Administrator and Publisher of The Summation Weekly  
Newspaper published at Pensacola in Escambia & Santa Rosa  
County, Florida; that the attached copy of the advertisement,  
being a notice in the matter of

**24. 2023 TD 02204 – FIG 20 LLC – James M Lovett Jr est**  
**of**

was published in said newspaper in and was printed and  
released from 7/2/2025 until 7/23/2025 for a consecutive 4  
weeks.

Affiant further says that the said Summation Weekly is a  
newspaper published at Pensacola, in said Escambia & Santa  
Rosa Counties, Florida, and that the said newspaper has  
heretofore been continuously published in said Escambia &  
Santa Rosa Counties, Florida each week and has been entered  
as second class mail matter at the post office in Pensacola, in  
said Escambia County, 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 of the said newspaper.

X   
MALCOLM BALLINGER,  
PUBLISHER FOR THE SUMMATION WEEKLY  
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by  
means of [X] physical presence or [ ] online notarization, on  
7/23/2025, by MALCOLM BALLINGER, who is personally  
known to me.

X   
NOTARY PUBLIC

