

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900368

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154,

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
05-3179-000	2017/2358	06-01-2017	LT 22 BLK 10 DB 514 P 477 MONTCLAIR UNIT NO 2 PB 4 P 100 OR 6755 P 334/359 SEC 10/12 T 2S R 30 W

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
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154

04-22-2019
Application Date

Applicant's signature

20-075

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900368

Date of Tax Deed Application
Apr 22, 2019

This is to certify that **ATCF II FLORIDA-A, LLC**, holder of **Tax Sale Certificate Number 2017 / 2358**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **05-3179-000**

Cert Holder:
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154

Property Owner:
TRIVETT WILLIAM D 1/2 INT &
TRIVETT ROBERT S 1/2 INT
5900 GILLAM RD
MILTON, FL 32570
LT 22 BLK 10 DB 514 P 477 MONTCLAIR UNIT NO 2 PB 4 P 100
OR 6755 P 334/359 SEC 10/12 T 2S R 30 W

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2017/2358	05-3179-000	06/01/2017	726.52	36.33	762.85

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2018/2418	05-3179-000	06/01/2018	621.36	6.25	31.07	658.68

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Property Information Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

1,421.53

0.00

634.10

200.00

175.00

2,430.63

Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
18. Redemption Fee
19. Total Amount to Redeem

6.25

Done this the 6th day of May, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: February 3, 2020

By *Candice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

05-3179-000 2017



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

General Information

Reference: 102S301000022010
Account: 053179000
Owners: TRIVETT WILLIAM D 1/2 INT &
 TRIVETT ROBERT S 1/2 INT
Mail: 5900 GILLAM RD
 MILTON, FL 32570
Situs: 4506 CHARMONTE WAY 32505
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2018	\$4,500	\$34,386	\$38,886	\$31,758
2017	\$4,500	\$24,371	\$28,871	\$28,871
2016	\$4,500	\$30,458	\$34,958	\$34,958

[Disclaimer](#)

Tax Estimator

> [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/22/2011	6755	359	\$100	CJ	View Instr
08/22/2011	6755	334	\$100	CJ	View Instr
01/1995	3711	928	\$100	QC	View Instr

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and
 Comptroller

2018 Certified Roll Exemptions

None

Legal Description

LT 22 BLK 10 DB 514 P 477 MONTCLAIR UNIT NO 2 PB 4 P 100
 OR 6755 P 334/359 SEC 10/12 T 2S R 30 W

Extra Features

CARPORT
 FRAME BUILDING

Parcel Information

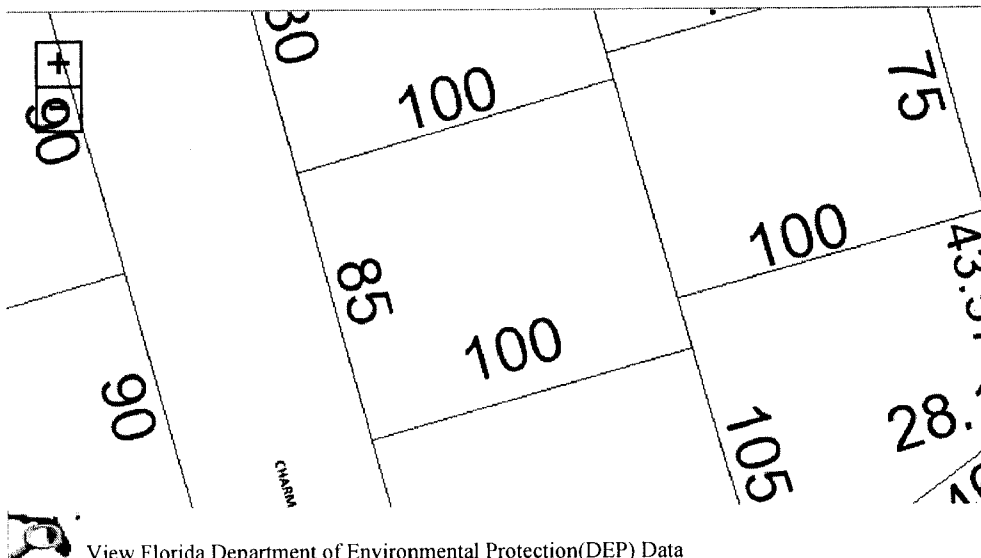
[Launch Interactive Map](#)

Section Map Id:
 46-1S-30-2

Approx. Acreage:
 0.2038

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 4506 CHARMONTE WAY, Year Built: 1959, Effective Year: 1959

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-CONCRETE BLOCK
 FLOOR COVER-CARPET
 FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-3
 NO. STORIES-1
 ROOF COVER-COMPOSITION SHG
 ROOF FRAMING-GABLE
 STORY HEIGHT-0
 STRUCTURAL FRAME-MASONRY
 PIL/STL



Areas - 1814 Total SF

BASE AREA - 1012

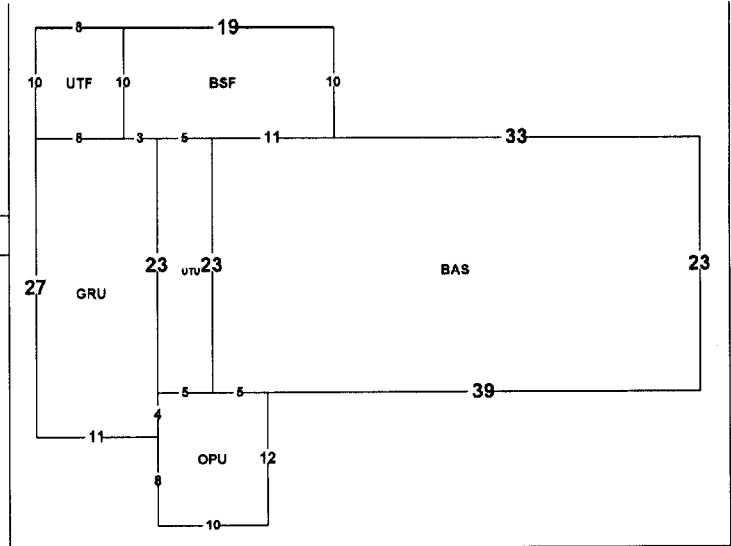
BASE SEMI FIN - 190

GARAGE UNFIN - 297

OPEN PORCH UNF - 120

UTILITY FIN - 80

UTILITY UNF - 115



Images



4/14/10

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/14/2019 (tc.5517)



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 053179000 Certificate Number: 002358 of 2017

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 02/03/2020	Redemption Date 05/16/2019 
Months	10	1
Tax Collector	\$2,430.63	\$2,430.63
Tax Collector Interest	\$364.59	\$36.46
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,801.47	\$2,473.34 TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$70.05	\$7.01
Total Clerk	\$537.05	\$474.01 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$3,455.52	\$2,964.35
	Repayment Overpayment Refund Amount	\$491.17
Book/Page		

Notes

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2017 TD 002358

Redeemed Date 05/16/2019

Name RASHAAD LEE 8990 N DAVIS HWY APT 115 PENSACOLA FL 32514

Clerk's Total = TAXDEED	\$537.05
Due Tax Collector = TAXDEED	\$2,801.47 \$2627.35
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

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

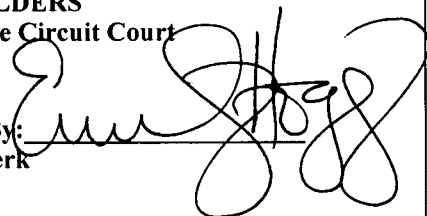
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 053179000 Certificate Number: 002358 of 2017**

Payor: RASHAAD LEE 8990 N DAVIS HWY APT 115 PENSACOLA FL 32514 Date 05/16/2019

Clerk's Check #	1	Clerk's Total	\$37.85	\$2627.35
Tax Collector Check #	1	Tax Collector's Total	\$2,801.47	
		Postage	\$60.00	
		Researcher Copies	\$40.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$3,455.52	

\$2644.35

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

This Instrument Was Prepared
By And Is To Be Returned To:
Mary Stanberry,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LT 22 BLK 10 DB 514 P 477 MONT CLAIR UNIT NO 2 PB 4 P 100 OR 6755 P 334/359 SEC 10/12 T 2S R 30 W

Customer: Mary Louise Holden Trivett

Account Number: 68607 - 55684

Amount of Lien: \$ 160.47, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

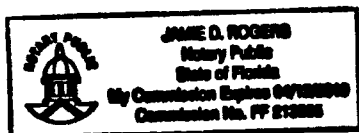
Dated: 4/29/15

EMERALD COAST UTILITIES AUTHORITY

BY: Mary Stanberry

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 29 day of April, 2015, by Mary Stanberry of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

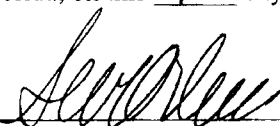


Jamie D. Rogers
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

claims resolved by this Final Monetary Judgment and any post-judgment proceedings initiated herein.

DONE AND ORDERED in Pensacola, Escambia County, Florida, on this 12th day of Feb, 2016


TERRY D. TERRELL *Scott Dunbar*
CIRCUIT JUDGE

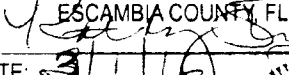
Copies furnished to:

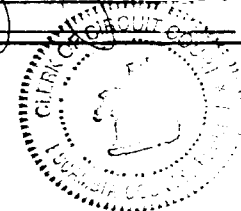
Copies furnished to:
Joseph D. Steadman, Jr., Esq.
Jones Walker LLP
201 South Biscayne Boulevard
Suite 2600
Miami, Florida 33131
miamiservice@joneswalker.com

Linda O'Connell
3 NW Syrcle Drive
Pensacola, Florida 32507

Robert Biggerstaff
5000 Prieto Drive
Pensacola, Florida 32506

E-served on 2/17/16

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: 	D.C.
DATE: <u>3/1/16</u>	



2. ADJUDGES that Whitney Bank, whose address is 2510 14th Street, One Hancock Plaza, 7th Floor, Gulfport, MS 29502; P.O. Box 4020, is owed and shall recover from defendants Linda O'Connell, whose address is 3 NW Syrcle Drive, Pensacola, FL 32507 and Robert Biggerstaff, whose address is 5000 Prieto Drive, Pensacola, FL 32506, jointly and severally, the following sums:

Foreclosure Judgment amount as of May 18, 2015:	\$ 34,794.18
Post-judgment interest at 4.75% from May 18, 2015, to the June 19, 2015 sale date (32 days at \$4.52800973 per diem):	\$ 144.90
Fair market value of property:	\$ [17,500.00]
Subtotal:	\$ 17,439.08
Post-judgment interest at 4.75 percent rate from June 20, 2015 through November 12, 2015 (70 days at \$2.26946932 per diem):	\$ 158.86
Deficiency as of November 12, 2015:	\$ 17,597.94

3. The amount referenced in Paragraph 2 shall bear interest from this date forward at the prevailing legal rate of interest for which let execution issue.

4. Plaintiff may assign this judgment without further order of the Court. It is further **ORDERED** and **ADJUDGED** that defendants Linda O'Connell and Robert Biggerstaff each shall complete under oath the attached Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet) and serve it on the Plaintiff's attorney within 45 days from the date of this Final Monetary Judgment, unless this Final Monetary Judgment is satisfied or post-judgment discovery is stayed.

5. The Court retains jurisdiction to enter judgments, decrees and orders that are proper, including, without limitation, an order compelling defendants Linda O'Connell and Robert Biggerstaff to complete Form 1.977, including all required attachments, and serve it on judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney; and/or further orders that are just and proper to adjudicate all claims in this action other than the

Recorded in Public Records 02/17/2016 at 09:43 AM OR Book 7478 Page 764,
Instrument #2016010903, Pam Childers Clerk of the Circuit Court Escambia
County, FL

IN THE CIRCUIT COURT OF THE FIRST
JUDICIAL DISTRICT IN AND FOR ESCAMBIA
COUNTY, FLORIDA

CIVIL DIVISION

CASE NO. 2015-CA-000261

WHITNEY BANK, a Mississippi state
chartered bank, formerly known as
HANCOCK BANK, a Mississippi state
chartered bank as assignee of the FDIC
as Receiver for Peoples First Community
Bank, a Florida banking corporation;

Plaintiff,

v.

LINDA O'CONNELL;
ROBERT BIGGERSTAFF
and UNKNOWN TENANTS IN
POSSESSION 1 and 2;

Defendants.

RECEIVED
CIRCUIT COURT
2016 FEB 12 P 2:27
FILED & RECORDED
CIVIL DIVISION

FINAL DEFICIENCY JUDGMENT

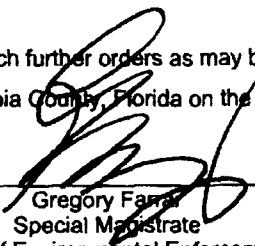
THIS CAUSE came on to be heard On November 12, 2015, for an evidentiary hearing on Plaintiff's Motion for Deficiency Judgment before the General Magistrate. The General Magistrate's Report and Recommendations on Plaintiff's Motion for Deficiency Judgment dated December 11, 2015, to which no timely exception was filed has been reviewed by the Court and it is hereby ratified, approved, and incorporated herein, it is thereupon,

ORDERED AND ADJUDGED as follows:

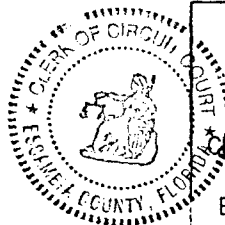
1. The Motion is **GRANTED**. The Court finds that it has jurisdiction over the subject matter as well as plaintiff and defendants.

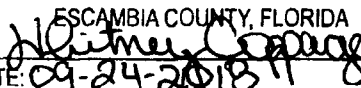
You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at 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 18th day of September, 2018.



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:  D.C.
DATE: 09-24-2018

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 30⁰⁰ per day, commencing Oct 10, 2018. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$ 235 are awarded in favor of Escambia County as the prevailing party against TRIVETT WILLIAM D 1/2 INT & TRIVETT ROBERT S 1/2 INT.

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

Corrective action shall include:

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

- ☒ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)
- ☐ (a) ☐ (b) ☐ (c) ☒ (d) ☒ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☐ (o) ☐ (p)
- ☐ (q) ☐ (r) ☐ (s) ☒ (t) ☒ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Chapter 3 Commercial in residential and non-permitted use
- ☐ LDC Chapter 2 Article 3 Land Disturbance without permits
- ☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign Row
- ☐ LDC Sec 4-7.9 Outdoor Storage _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT** shall have until Oct 9,
2018 to correct the violation and to bring the violation into compliance.

Recorded in Public Records 9/24/2018 8:38 AM OR Book 7971 Page 662,
Instrument #2018076071, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE18052143N
LOCATION: 4506 CHARMONTE WAY
PR#: 102S301000022010

VS.

TRIVETT WILLIAM D 1/2 INT &
TRIVETT ROBERT S 1/2 INT,
5900 GILLAM RD
MILTON, FL 32570

RESPONDENT

ORDER

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

- ☒ 42-196 (a) Nuisance Conditions
- ☒ 42-196 (b) Trash and Debris
- ☐ 42-196 (c) Inoperable Vehicle(s); Described

☒ 42-196 (d) Overgrowth



This instrument prepared by:
Raymond B. Palmer, Esq.
Palmer Law Firm
913 Gulf Breeze Pkwy Ste 41
Gulf Breeze, FL 32561
850-916-1000

Tax Parcel ID: 102S301000022010

Quit Claim Deed

This Indenture, made between **Robert S. Trivett**, Grantor, whose post address is 1214 E. Schwartz Blvd. The Villages, FL 32159 and **Robert Biggerstaff**, Grantee and whose post office address is 210 SE Kalash Road, Pensacola, FL 32507.

Witnesseth: that Grantor, for the sum of \$10 and other good and valuable consideration, the receipt of which is hereby acknowledged, remises, releases and quit claims unto Grantee, all the right, title, interest, claim and demand which Grantor has in and to the following described property:

Lot 22, Block 10, in Montclair Unit No. 2, a subdivision according to the plat filed in Plat Book 4 at Page 100 of the public records of Escambia County, Florida.

GRANTOR HEREBY ATTESTS SAID REAL PROPERTY IS NOT HIS CONSTITUTIONAL HOMESTEAD.

Signed, sealed and delivered in the presence of:

Witness 1:

sign: Maureen Lontas

Print: MAUREEN LONTAS
(Type or print name beneath line)

Witness 2:

sign: Gordon Webster

print: Gordon Webster
(Type or print name beneath line)

Robert S. Trivett
Robert S. Trivett

STATE OF FLORIDA } ACKNOWLEDGMENT
COUNTY OF LAKE }

The foregoing instrument was acknowledged before me on the 3 day of JUNE, 2019, by **Robert S. Trivett** ☒ who is personally known to me or ☐ who produced a valid State Driver's License as identification.



SUSAN MARIE HARVEY
Commission # GG 296744
Expires April 7, 2023
Bonded Thru Budget Notary Services

{notarial seal}

NOTARY PUBLIC: Susan Marie Harvey
(print or type name beneath signature line)

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

Signed, sealed and delivered
in the presence of:

[Signature]
Signature of Witness

Dorothy Maletz Trivett
DOROTHY MALETZ TRIVETT

Louis F. Hoyer III
Printed Name of Witness

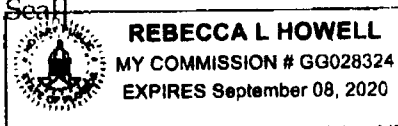
Becky L. Howell
Signature of Witness

Becky L. Howell
Printed Name of Witness

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 27th day of June, 2019 by Dorothy Maletz Trivett, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Rebecca L. Howell
Notary Public
Printed Name: _____
My Commission Expires: _____

Prepared by:
Louis E. Harper III
Harper Law, P.A.
25 West Cedar Street, Suite 430
Pensacola, Florida 32502

WARRANTY DEED

THIS WARRANTY DEED made effective the 22nd of October, 2019, by Dorothy Maletz Trivett, an un-remarried widow, whose mailing address is 5900 Gillum Road, Milton, FL 32570, (herein "Grantor") (whether singular or plural), to Robert Biggerstaff, whose mailing address is 210 SE Kalash Road, Pensacola, FL 32507 ("Grantee") (whether singular or plural).

WITNESSETH: that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt of which is acknowledged, grants, sells, and conveys unto the Grantee, the following described real property, situate, lying and being in Escambia County, State of Florida, to-wit:

Lot 22, Block 10, in Montclair Unit No. 2, a subdivision according to the plat filed in Plat Book 4 at Page 100 of the public records of Escambia County, Florida.

THIS CONVEYANCE IS SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements, encumbrances, and agreements of record, if any, but this provision shall not operate to re-impose same; taxes and assessments for the year 2019 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead. This property **IS NOT** the homestead of the Grantor.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, in fee simple forever.

AND the Grantor covenants with the Grantee that the Grantor is lawfully seized of an indefeasible estate in fee simple in said property; that the Grantor has good right and authority to sell and convey the property; that the Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 2-3-2020

TAX ACCOUNT NO.: 05-3179-000

CERTIFICATE NO.: 2017-2358

In compliance with Section 197.256, 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

 X Notify City of Pensacola, P.O. Box 12910, 32521

 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

William D. Trivett
Robert Biggerstaff
5900 Gillam Rd.
Milton, FL 32570
and
4506 Charmonte Way
Pensacola, FL 32505

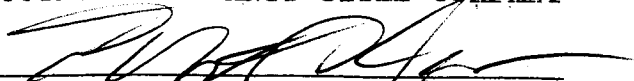
ECUA
9255 Sturdevant St.
Pensacola, FL 32514

Whitney Bank
P.O. Box 4020
Gulfport, MS 29502

Escambia County Code Enforcement
3363 West Park Place
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 12th day of November, 2019.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15525

November 8, 2019

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Code Enforcement Lien filed by Escambia County in O.R. Book 7971, page 1009.
2. Judgment filed by Whitney Bank in O.R. Book 7485, page 458.
3. Utility Lien filed by ECUA in O.R. Book 7337, page 446.
4. All Taxes Paid. The assessed value is \$41,507.00. Tax ID 05-3179-000.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15525

November 8, 2019

102S301000022010 - Full Legal Description

2019 ADVERSE POSSESSION CLAIM PER FLA STATUTE 95.18 LT 22 BLK 10 DB 514 P 477 MONTCLAIR UNIT
NO 2 PB 4 P 100 OR 6755 P 334/359 OR 8108 P 410 SEC 10/12 T 2S R 30 W

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

20-075
Redeemed

PROPERTY INFORMATION REPORT

File No.: 15525

November 8, 2019

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 11-08-1999, through 11-08-2019, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

William D. Trivett and Robert Biggerstaff

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

November 8, 2019