



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

0220.65

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	LORI DENES LD 401K PLAN & TRUST 325 N NASH ST GLEN ELDER, KS 67446	Application date	May 27, 2025
Property description	WILLIAMS ALICIA DIANE 4100 LILLIAN HWY PENSACOLA, FL 32506 4100 LILLIAN HWY 07-1370-000 BEG AT INTER OF MILLVIEW RD AND OLD U S H/W NO 90 NWLY ALG W LI OF OLD U S H/W NO 90 250 7/10 FT SWL (Full legal attached.)	Certificate #	2018 / 3647
		Date certificate issued	06/01/2018

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)
# 2018/3647	06/01/2018	692.26	872.25	1,564.51
→Part 2: Total*				1,564.51

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/3353	06/01/2024	182.15	6.25	32.79	221.19
# 2023/3142	06/01/2023	195.21	6.25	67.35	268.81
# 2022/3137	06/01/2022	78.06	6.25	258.15	742.46
# 2021/2913	06/01/2021	773.27	6.25	556.75	1,336.27
# 2020/3753	06/01/2020	844.08	6.25	645.72	1,496.05
# 2019/3451	06/01/2019	4,941.98	6.25	2,668.67	7,616.90
Part 3: Total*					11,681.68

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)	13,246.19
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	170.08
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	13,791.27

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

Sign here: 
Signature, Tax Collector or Designee

Escambia, Florida

Date May 29th, 2025

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>02/04/2026</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT INTER OF MILLVIEW RD AND OLD U S HW NO 90 NWLY ALG W LI OF OLD U S HW NO 90 250 7/10 FT SWLY AT RT ANG 139 FT SELY TO NE COR OF ALLIE WILLIAMS PROPERTY S 89 FT 8 IN TO MILLVIEW RD ELY ALG RD TO POB OR 1385 P 40 PART OF LT 108 PLAT DB 128 P 575 CA 169

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500572

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

LORI DENES
LD 401K PLAN & TRUST
325 N NASH ST
GLEN ELDER, KS 67446,

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
07-1370-000	2018/3647	06-01-2018	BEG AT INTER OF MILLVIEW RD AND OLD U S H/W NO 90 NWLY ALG W LI OF OLD U S H/W NO 90 250 7/10 FT SWLY AT RT ANG 139 FT SELY TO NE COR OF ALLIE WILLIAMS PROPERTY S 89 FT 8 IN TO MILLVIEW RD ELY ALG RD TO POB OR 1385 P 40 PART OF LT 108 PLAT DB 128 P 575 CA 169

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
LORI DENES
LD 401K PLAN & TRUST
325 N NASH ST
GLEN ELDER, KS 67446

05-27-2025
Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)

[←](#) Nav. Mode
 ☒ Account
 ☐ Parcel ID
 [➔](#)

[Printer Friendly Version](#)

General Information Parcel ID: 3425301080008108 Account: 071370000 Owners: WILLIAMS ALICIA DIANE Mail: 4100 LILLIAN HWY PENSACOLA, FL 32506 Situs: 4100 LILLIAN HWY 32506 Use Code: VACANT COMMERCIAL Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>\$8,978</td> <td>\$0</td> <td>\$8,978</td> <td>\$8,978</td> </tr> <tr> <td>2023</td> <td>\$8,978</td> <td>\$0</td> <td>\$8,978</td> <td>\$8,978</td> </tr> <tr> <td>2022</td> <td>\$8,978</td> <td>\$0</td> <td>\$8,978</td> <td>\$8,978</td> </tr> </tbody> </table> Disclaimer Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage		Year	Land	Imprv	Total	Cap Val	2024	\$8,978	\$0	\$8,978	\$8,978	2023	\$8,978	\$0	\$8,978	\$8,978	2022	\$8,978	\$0	\$8,978	\$8,978								
Year	Land	Imprv	Total	Cap Val																											
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Sales Data Type List <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>07/02/2018</td> <td>7929</td> <td>383</td> <td>\$100</td> <td>CJ</td> <td>Y</td> <td></td> </tr> <tr> <td>01/12/2018</td> <td>7838</td> <td>1542</td> <td>\$100</td> <td>CJ</td> <td>Y</td> <td></td> </tr> <tr> <td>11/1979</td> <td>1385</td> <td>40</td> <td>\$100</td> <td>WD</td> <td>N</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Multi Parcel	Records	07/02/2018	7929	383	\$100	CJ	Y		01/12/2018	7838	1542	\$100	CJ	Y		11/1979	1385	40	\$100	WD	N		2024 Certified Roll Exemptions None Legal Description BEG AT INTER OF MILLVIEW RD AND OLD U S H/W NO 90 NWLY ALG W LI OF OLD U S H/W NO 90 250 7/10 FT SWLY AT RT ANG... Extra Features None	
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Parcel Information Launch Interactive Map <div> <div> Section Map Id: CA169 Approx. Acreage: 0.4122 Zoned: Com Evacuation & Flood Information Open Report </div> <div> View Florida Department of Environmental Protection(DEP) Data </div> </div>																															
Buildings Images																															



11/13/2020 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:06/06/2025 (tc.4534)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **LD 401K PLAN & TRUST** holder of **Tax Certificate No. 03647**, issued the **1st** day of **June, A.D., 2018** 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:

BEG AT INTER OF MILLVIEW RD AND OLD U S H/W NO 90 NWLY ALG W LI OF OLD U S H/W NO 90 250 7/10 FT SWLY AT RT ANG 139 FT SELY TO NE COR OF ALLIE WILLIAMS PROPERTY S 89 FT 8 IN TO MILLVIEW RD ELY ALG RD TO POB OR 1385 P 40 PART OF LT 108 PLAT DB 128 P 575 CA 169

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 071370000 (0226-65)

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

ALICIA DIANE WILLIAMS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of February, which is the **7th day of February 2026**.

Dated this 6th 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

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 #: 07-1370-000 CERTIFICATE #: 2018-3647

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that encumber the title to said land as listed on page 2 herein.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions, and covenants of record; encroachments, overlaps, boundary line disputes.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: November 14, 2005 to and including November 14, 2025 Abstractor: Candace Thomas

BY



Michael A. Campbell,

As President

Dated: November 16, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 16, 2025

Tax Account #: **07-1370-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ALICIA DIANE WILLIAMS**

By Virtue of Order of Summary Administration recorded 7/5/2018 in OR 7929/383

ABTRACTOR'S NOTE: LEGAL DESCRIPTION ON DEEDS AND APPRAISER'S SITE DO NOT LESS OUT ROAD RIGHT OF WAY AND ANY PORTION WITHIN FINAL JUDGMENT OF QUIET TITLE RECORDED IN OFFICIAL RECORDS BOOK 8935, PAGE 1260. IT APPEARS THE NEXT DOOR NEIGHBOR WAS ATTEMPTING TO ESTABLISH THE BOUNDARY OF THEIR PROPERTY SINCE OUR LEGAL DID NOT LESS OUT ROAD RIGHT OF WAY AND OUR LEGAL WAS POSSIBLY CREATED PRIOR TO CHANGES IN ROAD WIDTH.

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
- a. **Code Enforcement Order in favor of Escambia County recorded 03/18/2019 – OR 8063/929 together with Cost Order recorded 04/21/2022 – OR 8768/172**
 - b. **Code Enforcement Order in favor of Escambia County recorded 08/26/2011 – OR 6757/92 together with Cost Order recorded 04/10/2012 – OR 6482/1080**
 - c. **Code Enforcement Order in favor of Escambia County recorded 04/24/2015 – OR 7334/957**
 - d. **Judgement in favor of Francisco A Rubert recorded 01/26/2018 – OR 7844/789**

4. Taxes:

Taxes for the year(s) 2017-2024 are delinquent.

Tax Account #: 07-1370-000

Assessed Value: \$8,978.00

Exemptions: NONE

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

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

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

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

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

CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: FEB 4, 2026

TAX ACCOUNT #: 07-1370-000

CERTIFICATE #: 2018-3647

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2025</u> tax year.

ALICIA DIANE WILLIAMS
4100 LILLIAN HIGHWAY
PENSACOLA, FL 32506

ALICIA WILLIAMS
8323 SPHERE WAY
PENSACOLA, FL 32514

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

FRANCISCO A RUBERT
852 SHROPSHIRE LOOP
SANFORD, FL 32771

Certified and delivered to Escambia County Tax Collector, this 19th day of November 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF
PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As Its President

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

PROPERTY INFORMATION REPORT

November 16, 2025

Tax Account #:07-1370-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT INTER OF MILLVIEW RD AND OLD U S H/W NO 90 NWLY ALG W LI OF OLD U S H/W
NO 90 250 7/10 FT SWLY AT RT ANG 139 FT SELY TO NE COR OF ALLIE WILLIAMS
PROPERTY S 89 FT 8 IN TO MILLVIEW RD ELY ALG RD TO POB PART OF LT 108 PLAT DB 128
P 575 OR 7838 P 1542 OR 7929 P 383 CA 169**

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-1370-000 (0226-65)

400
40
440

Form 14D
PRINTED AND FOR SALE
MAYES PRINTING CO.
PENSACOLA, FLA.

State of Florida
Escambia County

WARRANTY DEED

Know All Men by These Presents: That I, RITA C. WILLIAMS,

for and in consideration of One Dollar (\$1.00) and other good and valuable
consideration,

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto
C. H. WILLIAMS, JR., of 4112 Lillian Highway, Pensacola, Florida,

his heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the County of Escambia State of Florida
to-wit:

Beginning at the intersection of Millview Road and Old U.S. Highway 90,
go Northwesterly along the West line of Old U.S. Highway 90 a distance
of 250.7 feet; then go Southwesterly at right angles a distance of
139.0 feet; then go Southeasterly to the Northeast corner of the Allie
Williams property; then go South 89 feet 8 inches to Millview Road;
then go Easterly along Millview Road to the poing of beginning; being
a part of Lot 108, Section 34, Township 2 South, Range 30 West, as
recorded in Plat Deed Book 128, page 575, Parcel 1080-4-108, Escambia
County, Florida.

✓ THIS INSTRUMENT PREPARED BY:
C. H. Williams, Jr.
4112 Lillian Highway
Pensacola, Florida 32506

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-
taining, free from all exemptions and right of homestead.

And I covenant that I am well seized of an indefeasible
estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encum-
brance, and that I, my heirs, executors and administrators, the said grantee his heirs,
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th
day of November A. D. 1979.

Signed, sealed and delivered in the presence of

Opal H. Green Jr.
Dorothy Marie Green

Rita C. Williams (SEAL)
RITA C. WILLIAMS

NOV 8 3 27 PM '79
RECORDED IN
PUBLIC RECORDS
OF ESCAMBIA CO. FLA. OF
RECEIVED
NOV 8 1979
CLERK OF
ESCAMBIA COUNTY

State of Florida
Escambia County

Before the subscriber personally appeared RITA C. WILLIAMS

known to me, and known to me to be the individual described by said name in and who executed the
foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth

Given under my hand and official seal this 7th day of November 1979.



Donna L. Crane
Notary Public
My commission expires 6-19-82

Filing # 166808064 E-Filed 02/14/2023 05:13:56 PM

**IN THE CIRCUIT COURT FOR THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA
CIVIL DIVISION**

**WEST FLORIDA WHOLESALE
PROPERTIES III, LLC, a Florida
Limited Liability Company
Plaintiff,**

CASE NO: 2022-CA-001504

DIV: F-CIVIL

vs.

**ALICIA DIANE WILLIAMS
Defendants**

/

**ORDER GRANTING PLAINTIFF'S MOTION FOR
SUMMARY FINAL JUDGMENT QUIETING TITLE**

This cause came on to be heard on February 14th, 2023, at 11:15pm EST on the Plaintiff, WEST FLORIDA WHOLESALE PROPERTIES III, LLC's (hereinafter, "Plaintiff") Motion for Summary Final Judgment ("Motion"). The Court has carefully reviewed the Motion, all supporting affidavits and record evidence, heard argument of counsel, and is otherwise fully advised in its premises. For the reasons set forth below, the Court grants the Plaintiff's Motion and enters Summary Final Judgment on behalf of the Plaintiff and hereby determines as follows:

I. Legal Standard

The Florida Supreme Court has adopted the federal summary judgment standard for Florida cases effective May 1, 2021. *In re Amends. to Fla. Rule of Civ. Pro. 1.510*, 309 So. 3d 192, (Fla. 2020). The Florida Supreme Court further clarified the proposed rule change in *In re Amends. to Fla. Rule of Civ. Pro. 1.510*, 317 So.3d 72 (Fla. 2021). "One of the principal purposes of the summary judgment rule is to isolate and dispose of factually unsupported claims or defenses, and we think it should be interpreted in a way that allows it to accomplish this purpose." *Celotex Corp. v. Catrett*, 477 U.S. 317, 323-34, 106 S. Ct. 2548, 91 L. Ed. 2d 265 (1986). The summary judgment test is whether "the evidence is such that a reasonable jury could return a verdict for the nonmoving party." *Anderson v. Liberty Lobby, Inc.*, 477 U.S. 242, 248, 106 S. Ct. 2505, 91 L. Ed. 2d 202 (1986). "If the evidence is merely colorable, or is not significantly probative, summary judgment may be granted." *Id.* at 249-50 (citations omitted). A party opposing summary judgment "must do more than simply show that there is some metaphysical doubt as to the material facts." *Matsushita Electric Industrial Co. v. Zenith Radio Corp.*, 475 U.S. 574, 586, 106 S. Ct. 1348, 89 L. Ed. 2d

538 (1986). “When opposing parties tell two different stories, one of which is blatantly contradicted by the record, so that no reasonable jury could believe it, a court should not adopt that version of the facts for purposes of ruling on a motion for summary judgment.” *Scott v. Harris*, 550 U.S. 372, 380, 127 S. Ct. 1769, 167 L. Ed. 2d 686 (2007). The Court finds that a Summary Final Judgment and Entry of Final Judgment in favor of the Plaintiff as to the Complaint is warranted as the evidence is such that a reasonable jury could not return a verdict for the nonmoving party.

II. Findings of Fact

The Court having reviewed all of the record evidence hereby determines that the following material facts are undisputed and specifically finds as follows:

- i. That this Court has jurisdiction over the parties.
- ii. That Defendant, ALICIA DIANE WILLIAMS, was served with process and was defaulted by the Clerk of Court.
- iii. Defendant, ALICIA DIANE WILLIAMS, was noticed with the hearing for this matter.
- iv. No record evidence was filed by Defendant opposing Plaintiff’s position.
- v. To defeat a Motion for Summary Judgment Quieting Title, the non-moving party is required to present evidence, not simply answers.
- vi. Plaintiff filed a Verified Complaint to Quiet Title to its title to real property situated in Escambia County, Florida pursuant to Florida Statue 65.081 and, as such, filed record evidence to support its position in the matter.
- vii. Pursuant to Florida Statute Section 197.552, no right, interest restriction or other covenant shall survive the issuance of a tax deed, except that a lien of record held by a municipal or county governmental unit, special district, or community development district.
- viii. Defendant, ALICIA DIANE WILLIAMS, is not a municipal or county governmental unit, special district, or community development district; therefore, that exception does not apply.
- ix. Plaintiff submitted its tax deed as prima facie evidence of the regularity of all the proceedings leading up to its issuance, therefore the Plaintiff has a limited initial

burden of proof, and the Defendant is obligated to present evidence questioning the validity of the tax deed.

- x. The burden shifted to the Defendant to overcome the presumption of validity by proving such fatal defects as would vitiate the Deed and Defendant did not file any record evidence in opposition.
- xi. Plaintiff in this matter has introduced in its Verified Complaint a Tax Deed, regular on its face and therefore has established its prima facie case and met its burden for quieting title.
- xii. Thus, under section 197.552, the Defendant's interest in the property does not survive the issuance of a tax deed.
- xiii. The Defendant's interests are extinguished by operation of law as set forth in the Florida Statutes.
- xiv. The equities are with the Plaintiff and against the Defendant.

III. Conclusions of law

The issue presented herein is whether the Plaintiff is entitled to Quiet Title to its property as alleged by Plaintiff. Defendant did not file any opposition to this Motion or provide any record evidence in this case; as such there is no record evidence demonstrating that a reasonable jury could not return a verdict for the Defendant. Furthermore, in a Quiet Title Action based on a Tax Deed, the burden shifts to the Defendant to overcome the validity of the Tax Deed and without any record evidence filed by the Defendant in opposition, a reasonable trier of fact could not return a verdict in the Defendant's favor. The pleadings, exhibits, and evidence clearly demonstrate that the Plaintiff has a valid Tax Deed regular on its face and that Plaintiff is entitled to Quiet Title to the subject property pursuant to Florida Statute 65.081. Therefore, no material issue of law or fact exists, and Plaintiff is entitled to Summary Final Judgment for Quiet Title as a matter of law and that the purported claims, rights, title, interest, liens and estates of the Defendant are hereby declared null and void and cancelled and removed as clouds from title to said property.

Accordingly, it is **ORDERED AND ADJUDGED** as follows:

- 1. That this Court has jurisdiction over the parties, that no material issue of law or fact exists, and that Plaintiff is entitled to Final Judgment Quieting Title as a matter of law.

2. That the Default against Defendant, ALICIA DIANE WILLIAMS, and against all other persons or parties whomsoever claiming by, through, under or against the above named or designated party, said default being properly served and entered, is hereby confirmed, ratified and made absolute.

3. That the Plaintiff's, Motion for Summary Final Judgment as to the Complaint is hereby **GRANTED** and Final Judgment is hereby entered in favor of Plaintiff WEST FLORIDA WHOLESALE PROPERTIES III, LLC, and against Defendant, ALICIA DIANE WILLIAMS, as to the Complaint for Quiet Title filed by the Plaintiff pursuant to the findings of fact and conclusions of law set forth herein.

4. That Title of Plaintiff, WEST FLORIDA WHOLESALE PROPERTIES III, LLC, to the property which is located at 4112 Lillian Hwy., Pensacola, Florida 32506, in Escambia County, Florida with a Parcel ID number of 34-2S-30-1080-006-108 and more fully described as follows:

LEGAL DESCRIPTION: A portion of Lot 108, Section 34, Township 2 South, Range 30 West, beginning at the Southwest corner of Lot 108 where the East right of way line of the Corry Field Road and the North right of way line of the Old Millview Road Cross, then go Easterly along the North right of way line of the Old Millview Road a distance of 200 feet to the Point of Beginning; then continue along the same course a distance of 75 feet; then go left Northerly a distance of 89 feet; then go left Westerly a distance of 126 feet 6 inches; then go Southerly a distance of 142 feet 6 inches to the Point of Beginning. All lying and being in Escambia County, Florida.

is a good title against the claims or purported claims of Defendant, ALICIA DIANE WILLIAMS, and all other parties claiming by, through, under or against said parties; and all unknown natural persons, if alive, and if dead not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, creditors, or other parties claiming by, through or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees or any other person or entity claiming by, through, under or against any entity named as a Defendant; and all claimants, persons, parties, natural and corporate, or whose exact legal status is unknown, claiming under any of the above named or described Defendant or parties or claiming to have any right, title or interest in the property hereto described.

5. That those purported claims, rights, title, interest, liens and estates of the Defendant is hereby declared null and void and cancelled and removed as clouds from title to said property, and that the title to the property is forever quieted and confirmed in the Plaintiff, WEST FLORIDA WHOLESALE PROPERTIES III, LLC, and is hereby adjudged to have good and right fee simple title to the said property.

6. That the equities of this cause are with Plaintiff.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida.



eSigned by CIRCUIT COURT JUDGE AMY P. BRODERSEN
on 02/14/2023 15:42:28 -OV9UA6O

AMY P. BRODERSEN, CIRCUIT JUDGE

Copies to:

HILDEBRANDT LAW FIRM;

ALICIA DIANE WILLIAMS
(LAST KNOWN ADDRESS)
4100 LILLIAN HWY A
PENSACOLA, FLORIDA 32506

Pursuant to Administrative Directive ESCAD2021-03, "In cases wherein one party is unrepresented (pro se), it is the responsibility of the sole attorney in the case to serve within five business days this Order/Judgment upon any pro set party who does not have access to and is not a registered user of the Florida Courts e-Filing Portal."

Recorded in Public Records 3/18/2019 2:59 PM OR Book 8063 Page 694,
Instrument #2019023812, 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: CE1801346N
LOCATION: 4100 LILLIAN HWY
PR#: 342S301080008108

VS.

WILLIAMS, ALICIA DIANE
4100 LILLIAN HWY
PENSACOLA, FL 32506

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

☐

- ☒ 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 April 2, 2019 to correct the violation and to bring the violation into compliance.

Corrective action shall include:

☐

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

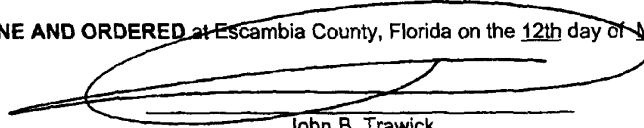
If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 100.00 per day, commencing April 3, 2019. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$ 235.00 are awarded in favor of Escambia County as the prevailing party against WILLIAMS, ALICIA DIANE.

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.

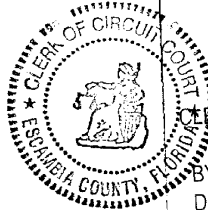
You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at 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 12th day of March, 2019.



John B. Trawick
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: H. L. Copping D.C.
DATE: 03/18/2019

Recorded in Public Records 4/21/2022 2:46 PM OR Book 8768 Page 125,
Instrument #2022040566, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

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

ESCAMBIA COUNTY, FLORIDA

vs.

WILLIAMS, ALICIA DIANE
4100 LILLIAN HWY
PENSACOLA, FL 32506

Case No: CE1801346N
Location: 4100 LILLIAN HWY
PR #: 342S301080008108

Cost Order

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

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 3/12/2019.

Itemized Cost

Daily fines	\$102,000.00	\$100.00 Per Day From: <u>04/03/2019</u> To: <u>01/17/2022</u>
Fines	\$0.00	
Court Cost	\$235.00	
County Abatement Fees	\$12,000.00	
Administrative Costs	\$0.00	
Payments	\$0.00	

Total: \$114,235.00

DONE AND ORDERED at Escambia County, Florida on

April 18 2022


John B. Trawick
Special Magistrate
Office of Environmental Enforcement

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCAEAFGG-BBDBDH-A Page 1 of 1



Recorded in Public Records 08/26/2011 at 12:14 PM OR Book 6757 Page 34,
Instrument #2011059121, Ernie Lee Magaha 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**

ESCAMBIA COUNTY, FLORIDA

VS.

**CASE NO: CE#10-10-06180
LOCATION: 4112 Lillian Hwy
PR# 342S30-1080-006-108**


**C. H. Williams, Jr.
4112 Lillian Hwy.
Pensacola, Florida 32506**

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,
Alicia D. Williams, 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

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA
CLERK & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: Ernie Lee Magaha
DATE: August 20, 2011



- ☒ 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 Article 6 Commercial in residential and non permitted use
- ☐ LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits
- ☐ LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that: ALICIA D. WILLIAMS AND PERSONAL REP. OF THE ESTATE OF C. H. WILLIAMS, JR., shall have until OCTOBER 14, 2011 to correct the violation and to bring the violation DECEASED into compliance. Corrective action shall include:

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

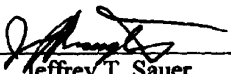
If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 100 . 00 per day, commencing October 15, 2011. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1100.00 are awarded in favor of Escambia County as the prevailing party against ALICIA J. WILLIAMS & THE ESTATE OF G.H. WILLIAMS, JR, DECEASED. This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at Escambia Central Office Complex, 3363 W. Park Place, Pensacola, Florida 32504 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 23rd day of AUGUST, 2011.



Jeffrey T. Sauer
Special Magistrate
Office of Environmental Enforcement

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

ESCAMBIA COUNTY, FLORIDA

vs.

C H Williams, Jr.
4112 Lillian Hwy
Pensacola, FL 32506

Case No.: CE 10-10-06180
Location: 4112 Lillian Hwy
PR# 342S30-1080-006-108


ORDER

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of August 23, 2011; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a), (b), and 30-203 (o). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. Escambia County having given the Respondent notice of the fines and abatement costs and the Respondent having failed to timely object thereto. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that in addition to the costs of \$1,100.00 imposed by the Order of Special Magistrate dated August 23, 2011, the following itemized fines and abatement fees are hereby imposed as follow:

Itemized	Cost
a. Fines (10/15/11 - 12/15/11 @ \$100.00 per day)	\$ 6,100.00
b. County Abatement Fees	<u>\$ 9,000.00</u>
Total	\$15,100.00 which

together with the previously imposed costs of \$1,100.00 makes a total of \$16,200.00.

DONE AND ORDERED at Escambia County, Florida, this 30TH day of MARCH, 2012.



Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 04/24/2015 at 02:48 PM OR Book 7334 Page 886,
Instrument #2015030748, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

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

**PETITIONER
ESCAMBIA COUNTY FLORIDA,**

VS.

**CASE NO: CE#15-01-00024
LOCATION: 4100 Lillian Hwy
PR# 342S3010800081008**

**Williams, C H Jr
4112 Lillian Hwy
Pensacola, FL 32506
RESPONDENT**

ORDER

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

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

BK: 7334 PG: 887

- ☒ 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 Article 6 Commercial in residential and non permitted use
- ☐ LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits
- ☐ LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW
- ☒ Other LDC 6.05.14 - C1 - No tents or trailers.
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that **RESPONDENT** shall have until 5/21/15, 2015 to correct the violation and to bring the violation into compliance.

Corrective action shall include:

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

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 50 . 00 per day, commencing 5/22 , 2015. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

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

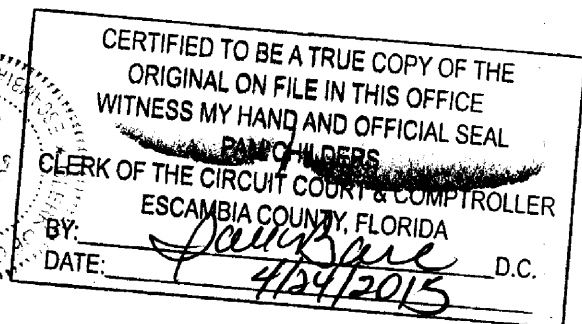
This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute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

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 21st day of April, 2015.


Robert O Beasley
Special Magistrate
Office of Environmental Enforcement



Recorded in Public Records 12/22/2017 2:31 PM OR Book 7827 Page 1668,
Instrument #2017099508, Pam Childers Clerk of the Circuit Court Escambia .
County, FL

Filing # 65439931 E-Filed 12/15/2017 09:42:37 AM

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

FRANCISCO A. RUBERT
852 Shropshire Loop
Sanford, FL 32771

Plaintiff,

v.

CHRISTIAN WILLIAMS and ALICIA WILLIAMS
8323 Sphere Way
Pensacola, FL 32514

Defendants.

Case No: 2017 SC 003910

FINAL JUDGMENT AS TO CHRISTIAN WILLIAMS and ALICIA WILLIAMS

THIS CAUSE came before the Court, the Court having reviewed
the file and being otherwise fully advised in the premises, it
is ORDERED AND ADJUDGED as follows:

- 1. That the plaintiff, FRANCISCO A. RUBERT, hereby
recovers from the defendants, CHRISTIAN WILLIAMS and
ALICIA WILLIAMS, the following:
 - A. Principal, Counts I & II..... \$2,150.00
 - B. Court Costs 270.00
 - C. Attorney's Fees..... 750.00
 - Total Due \$3,170.00

which shall accrue interest at the rate of 5.35% per
annum, all for which let execution issue.

- 2. The judgment debtor(s) shall complete, under oath, the
Florida Rule of Civil Procedure Form 7.343 (Fact
Information Sheet), including all required
attachments, and serve it on the judgment creditor's
attorney, or the judgment creditor if the judgment
creditor is not represented by an attorney, within 45
days from the date of the final judgment, unless the
final judgment is satisfied or post-judgment discovery
is stayed.

3. Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtor(s) to complete Form 7.343, including all required attachments, and serve it on the judgment creditor's attorney or the judgment creditor if the judgment creditor is not represented by an attorney.

DONE AND ORDERED in Chambers at Escambia County, Florida.

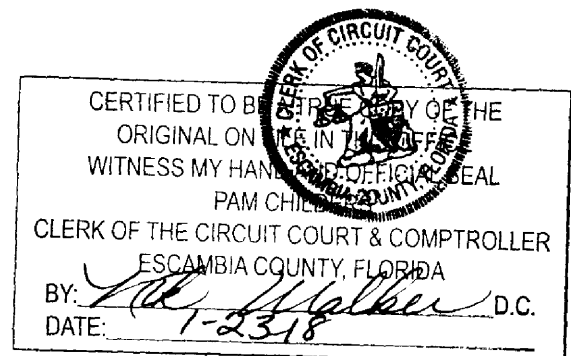

eSigned by COUNTY COURT JUDGE PAT KINSEY
on 12/15/2017 08:36:59 rKaylr/11

Conformed copies to:

STEPHEN M. GUTTMANN, Esquire
314 South Baylen Street, Suite 203
Pensacola, FL 32502
GuttmannSteve@aol.com

ALICIA WILLIAMS
8323 Sphere Way
Pensacola, FL 32514

CHRISTIAN WILLIAMS
8323 Sphere Way
Pensacola, FL 32514



ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0226.65

Document Number: ECSO25CIV056695NON

Agency Number: 26-002143

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03647 2018

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ALICIA DIANE WILLIAMS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 12/19/2025 at 8:50 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for ALICIA DIANE WILLIAMS , Writ was returned to court UNEXECUTED on 12/22/2025 for the following reason:

4100 LILLIAN HWY IS A VACANT ADDRESS. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

R. Rein

R. REIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 4, 2026, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **LD 401K PLAN & TRUST** holder of **Tax Certificate No. 03647**, issued the **1st** day of **June, A.D., 2018** 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:

BEG AT INTER OF MILLVIEW RD AND OLD U S H/W NO 90 NWLY ALG W LI OF OLD U S H/W NO 90 250 7/10 FT SWLY AT RT ANG 139 FT SELY TO NE COR OF ALLIE WILLIAMS PROPERTY S 89 FT 8 IN TO MILLVIEW RD ELY ALG RD TO POB OR 1385 P 40 PART OF LT 108 PLAT DB 128 P 575 CA 169

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 071370000 (0226-65)

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

ALICIA DIANE WILLIAMS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of February, which is the **4th** day of February 2026.

Dated this 12th day of December 2025.

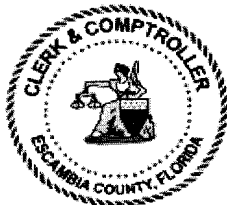
TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

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

Personal Services:

ALICIA DIANE WILLIAMS
4100 LILLIAN HWY
PENSACOLA, FL 32506

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.

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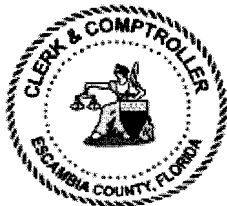
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STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03647 of 2018

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

ALICIA DIANE WILLIAMS 4100 LILLIAN HWY PENSACOLA, FL 32506	ALICIA WILLIAMS 8323 SPHERE WAY PENSACOLA, FL 32514
FRANCISCO A RUBERT 852 SHROPSHIRE LOOP SANFORD, FL 32771	ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505	

WITNESS my official seal this 18th day of December 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Dated this 15th day of December 2025.

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Post Property:

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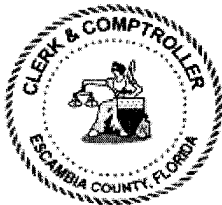
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