



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

0125-26

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	BLACK CUB, LLC SB MUNI CUST FOR PO BOX 31191 TAMPA, FL 33631-3191	Application date	Apr 23, 2024
Property description	MILLIKEN LARRY D EST OF 313 RHODA ST PENSACOLA, FL 32503 313 RHODA ST 03-1357-000 LT 10 BLK 6 FOREST GROVE PB 3 P 76 OR 595 P 429 OR 744 P 784	Certificate #	2022 / 1181
		Date certificate issued	06/01/2022

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)
# 2022/1181	06/01/2022	1,160.46	58.02	1,218.48
→Part 2: Total*				1,218.48

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)
# 2023/1159	06/01/2023	2,225.44	6.25	137.70	2,369.39
Part 3: Total*					2,369.39

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)	3,587.87
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,308.36
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)	5,271.23

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 25th, 2024
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

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>07/02/2025</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

16.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400755

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
BLACK CUB, LLC
SB MUNI CUST FOR
PO BOX 31191
TAMPA, FL 33631-3191,

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
03-1357-000	2022/1181	06-01-2022	LT 10 BLK 6 FOREST GROVE PB 3 P 76 OR 595 P 429 OR 744 P 784

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
BLACK CUB, LLC
SB MUNI CUST FOR
PO BOX 31191
TAMPA, FL 33631-3191

04-23-2024
Application Date

Applicant's signature

**Evacuation
& Flood
Information**
Open
Report

Buildings

Address: 313 RHODA ST, Year Built: 1959, Effective Year: 1959, PA Building ID#: 56608

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-CONCRETE BLOCK

FLOOR COVER-ASPHALT TILE

FOUNDATION-SLAB ON GRADE

HEAT/AIR-WALL/FLOOR FURN

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-MASONRY PIL/STL

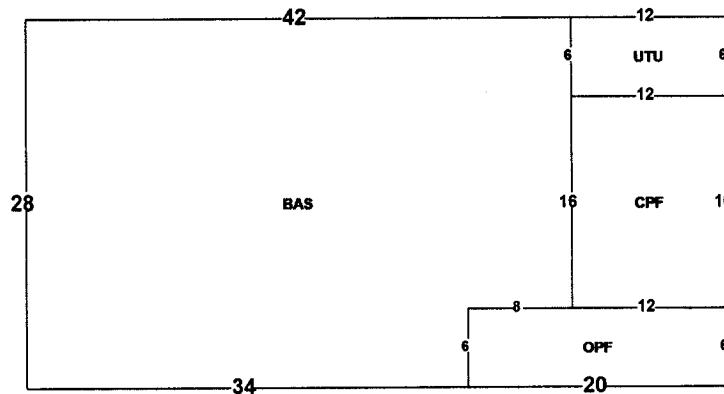
 Areas - 1512 Total SF

BASE AREA - 1128

CARPORT FIN - 192

OPEN PORCH FIN - 120

UTILITY UNF - 72



Images

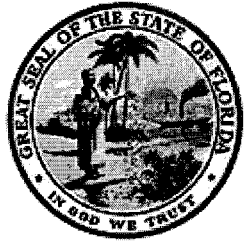


2/22/2019 12:00:00 AM

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:05/07/2024 (tc.7742)

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: 031357000 Certificate Number: 001181 of 2022**

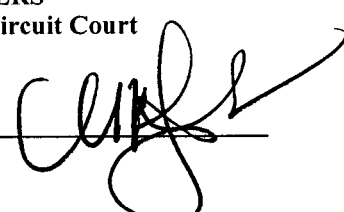
**Payor: LEGAL COUNSEL PA - IOTA TRUST ACCOUNT 13330 W COLONIAL DR STE 110
WINTER PARK FL 34787 Date 2/27/2025**

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total \$558.60
Tax Collector's Total \$6,463.51
Postage \$100.00
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$7,139.11

\$ 8300.31

**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>

Includes 2024 TAXES

**6389.56
+ 1910.75 (PAID TO TAX COL)
\$8300.31**



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 #: 03-1357-000 CERTIFICATE #: 2022-1181

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 appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

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, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

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: March 14, 2005 to and including March 14, 2025 Abstractor: Andrew Hunt

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

March 19, 2025

Tax Account #: **03-1357-000**

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

By Virtue of Warranty Deed recorded 3/5/2025 in OR 9283/1479

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 Escambia County recorded 10/30/2012 – OR 6927/1077**
- b. **Code Enforcement Lien in favor of Escambia County recorded 9/13/2024 – OR 9203/1454**
- c. **Judgment in favor of Michael Riviezzo recorded 10/21/2013 – OR 7090/1550**
- d. **Judgment in favor of Escambia County recorded 2/20/2020 – OR 8249/1675**
- e. **Judgment in favor of LVNV Funding LLC recorded 9/28/2018 – OR 7974/525**

4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.

Tax Account #: 03-1357-000

Assessed Value: \$86,984.00

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 title search 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 & ABSTRACT, INC.
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: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: JUL 2, 2025

TAX ACCOUNT #: 03-1357-000

CERTIFICATE #: 2022-1181

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>2024</u> tax year.

ANTHONY PRISCIANDARO, TRUSTEE
AAHS OF FLORIDA TRUST
13330 W COLONIAL DR UNIT 110
WINTER GARDEN, FL 34787

ANDREW J WILLIAMS
ANTHONY PRISCIANDARO, TRUSTEE
AAHS OF FLORIDA TRUST
313 RHODA ST
PENSACOLA, FL 32503

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

ESCAMBIA COUNTY
ENVIRONMENTAL ENFORCEMENT
3363 WEST PARK PLACE
PENSACOLA, FL 32505

ANDREW J WILLIAMS
6268 REDBERRY DR
GULF BREEZE, FL 32563

ANTHONY PRISCIANDARO, TRUSTEE
AAHS OF FLORIDA TRUST
260 CROWN OAK CENTRE DR
LONGWOOD, FL 32750

MICHAEL RIVIEZZO
559 COVE DR
FT WALTON BEACH, FL 32547

ANDREW WILLIAMS
4575 FOREST BREEZE CT
PACE, FL 32571

ANDREW WILLIAMS
1000 W ROBB AVE APT 4
LIMA, OH 45801

LVNV FUNDING LLS
55 BEATTIE PL STE 110
GREENVILLE, SC 29601

ANDRE WILLIAMS
629 BULLARD AVE
PENSACOLA, FL 32514

Certified and delivered to Escambia County Tax Collector, this 19th day of March 2025.
PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's 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

March 19, 2025

Tax Account #:03-1357-000

LEGAL DESCRIPTION EXHIBIT "A"

LT 10 BLK 6 FOREST GROVE PB 3 P 76 OR 9198 P 767 OR 9198 P 769

SECTION 27, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-1357-000(0725-26)

Prepared By and Return To:
Michele Diglio-Benkiran, Esquire
Legal Counsel, P.A.
13330 W. Colonial Drive Unit 110
Winter Garden, FL 34787
407-982-4321
Matter No.: 4817
Consideration: \$70,000.00

[Space Above This Line For Recording Data]

WARRANTY DEED

This Warranty Deed made this 26th day of February, 2025 between **Anthony Prisciandaro, a married man, Individually and as Trustee of the AAHS of Florida Trust dated September 19, 2022**, whose post office address is **260 Crown Oak Centre Drive, Longwood, Florida 32750**, grantor, and **Andrew J. Williams, a married man**, whose post office address is **6268 Redberry Drive, Gulf Breeze, Florida 32563**, grantee:

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

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

Lot 10, Block 6, FOREST GROVE, according to the Plat thereof, as recorded in Plat Book 3, Page 76, of the Public Records of Escambia County, Florida,

Parcel Identification Number: 27-1S-30-1100-010-006

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful

claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2024**.

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

GRANTOR:

Signed by: Blake Knight [EXP:OnlyVerif: 2025-02-25 12:08:57 EST]
Anthony Prisciandaro
5219835 28479561 16454751

Anthony Prisciandaro, Individually and as Trustee of
the AAHS of Florida Trust dated September 19, 2022

Signed, sealed and delivered in our presence:

Signature Witness No. 1: _____

Signed by: Blake Knight [EXP:OnlyVerif: 2025-02-26 14:03:03 EST]
Sandra Brooks
5219835 28479561 16454751

Print Name Witness No. 1: _____

Sandra Brooks

Street Address Witness No. 1: _____

2836 Summer Brooke Way

City, State, and Zip Code Witness No. 1: _____

Casselberry, Fl. 32707

Signature Witness No. 2: _____

Signed by: Blake Knight [EXP:OnlyVerif: 2025-02-25 12:06:24 EST]
WBrooks
5219835 28479561 16454751

Print Name Witness No. 2: _____

Wayne Brooks

Street Address Witness No. 2: _____

2836 Summer Brooke Way

City, State, and Zip Code Witness No. 2: _____

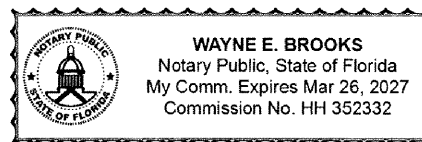
Casselberry, Fl. 32707

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization, this 26th day of February, 2025, by Anthony Prisciandaro, Individually and as Trustee of the AAHS of Florida Trust dated September 19, 2022, on behalf of said trust. He (X) is personally known to me or () has produced a Florida driver's license as identification.

Signed by: Blake Knight [EXP:OnlyVerif: 2025-02-26 12:29:25 EST]
WBrooks
5219835 28479561 16454751

Notary Public – State of Florida



Notarial Act Performed by Audio visual communication

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

Name of Roadway: Rhonda Street

Legal Address of the Property: Lot 10, Block 6, FOREST GROVE, according to the Plat thereof, as recorded in Plat Book 3, Page 76, of the Public Records of Escambia County, Florida. Parcel Identification Number: 27-1S-30-1100-010-006

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

This form completed by: Anthony Prisciandaro, Individually and as Trustee of the AAHS of Florida Trust dated September 19, 2022
Name

260 Crown Oak Centre Drive,

Address

Longwood, Florida 32750

City, State, Zip Code

AS TO SELLER:

Signed by Black Knight EXP-DocVerity: 2025-02-26 12:08:40 EST
Anthony Prisciandaro
504881552847866136454754

Anthony Prisciandaro, Individually and as Trustee of the AAHS of Florida Trust dated September 19, 2022

Signed by Black Knight EXP-DocVerity: 2025-02-26 12:08:50 EST
Sandra Brooks
504881552847866136454753

Witness' Name: Sandra Brooks

AS TO BUYERS:

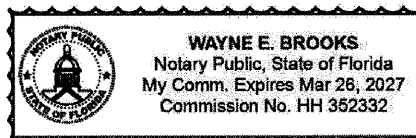
Signed by Black Knight EXP-DocVerity: 2025-02-27 10:31:54 EST
Andrew Williams
505558822853382936476370

Andrew J. Williams

Signed by Black Knight EXP-DocVerity: 2025-02-27 10:31:12 EST
WBrooks
505558822853382936476370

Witness' Name: Wayne Brooks

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 04/15/95



Notarial Act Performed by Audio visual communication

Recorded in Public Records 10/30/2012 at 10:07 AM OR Book 6927 Page 1077,
Instrument #2012082906, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

This document prepared by:
Escambia County, Florida
Environmental Enforcement Division
Escambia County Central Office Complex
3363 West Park Place
Pensacola, FL 32505
(850) 595-1820

CE1200200563

NOTICE OF LIEN
(Nuisance Abatement)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by Larry D Milliken located at 313 Rhoda St.. and more particularly described as:

PR# 271S301100010006

LT 10 BLK 6 FOREST GROVE PB 3 P 76 OR 595 P 429 OR 744 P 784

A field investigation by the Office of Environmental Enforcement was conducted on September 12, 2012 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(a), (b), and (d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$1,500.00
Administrative costs	<u>\$ 250.00</u>
Total	\$1,750.00

The principal amount of this lien shall bear interest at a rate of 6% per annum; provided, however, that no interest shall accrue until the 30th day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

BK: 6927 PG: 1078 Last Page

Executed this 18th day of October 2012 by Angela
Crawley, as Designee for the County Administrator as authorized by the Escambia County Board
of County Commissioners.

Witness C J M
Print Name Cameron J. Johnson

Witness Kate MacArthur
Print Name Kate MacArthur

ESCAMBIA COUNTY, FLORIDA

Angela Crawley
Angela Crawley, Designee for
Charles R. "Randy" Oliver
County Administrator
221 Palafox Place, Suite 420
Pensacola, FL 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18th day of
October, 2012, by Angela Crawley, Designee for Charles R. "Randy" Oliver, as
County Administrator for Escambia County, Florida, on behalf of the Board of County
Commissioners. She ☒ is personally known to me, or ☐ has produced current
_____ as identification.

Rebecca L. Azelton
Commission No.: EE3962
Notary ID No.: 840047
Expires: 08/02/14

(Notary Seal)

Rebecca L. Azelton
Signature of Notary Public

Rebecca L. Azelton
Printed Name of Notary Public

Recorded in Public Records 9/13/2024 3:26 PM OR Book 9203 Page 1454,
Instrument #2024070444, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Recorded in Public Records 9/13/2024 3:12 PM OR Book 9203 Page 1389,
Instrument #2024070419, 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: CE24041805N
LOCATION: 313 RHODA ST
PR#: 271S301100010006

VS.

MILLIKEN LARRY D EST OF,
313 RHODA ST
PENSACOLA, FL 32503

RESPONDENT(S)

ORDER

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

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

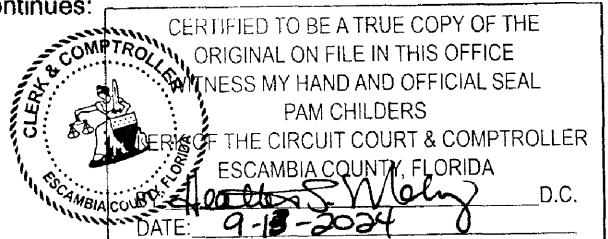
Sec. 42-196(d) Nuisance - (D) Overgrowth

Unsafe Structures - 30-203 (DD) Structural elements unmaintained

Unsafe Structures - 30-203 (O) Roof

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

Unsafe Structures - 30-203 (T) Windows in bad repair



BK: 9203 PG: 1455

BK: 9203 PG: 1390

Unsafe Structures - 30-203 (U) Broken/cracked**Unsafe Structures - 30-203 (X) Exterior door in bad repair**

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **11/9/2024** 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.

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$50.00** per day, commencing **11/10/2024**. 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

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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. The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$250.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

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Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED in Escambia County, Florida on this 10th day of September, 2024.

A handwritten signature in black ink, appearing to read 'DeWitt D. Clark', is written over a horizontal line.

DeWitt D. Clark
Special Magistrate
Office of Environmental Enforcement

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

MICHAEL RIVIEZZO
559 COVE DRIVE
FT WATON BEACH, FL 32547

PLAINTIFF,

Vs.

ANDREW WILLIAMS
4575 FOREST BREEZE COURT
PACE, FL 32571

DEFENDANT,

CASE NO: **2013 SC 002875**

DIVISION: **V**

PAM CHILDERS
CLERK OF DISTRICT COURT
ESCAMBIA COUNTY, FL
2013 OCT 17 P 2:14
JUDICIAL CIVIL DIVISION

**FINAL JUDGMENT AGAINST
ANDREW WILLIAMS**

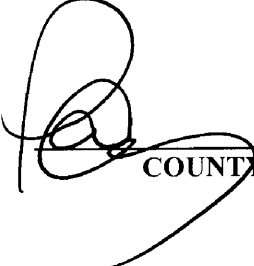
THIS CAUSE having come before the Court, and the Court being fully advised in the
premises, it is therefore

ORDERED AND ADJUDGED that the Plaintiff **MICHAEL RIVIEZZO** hereby recovers
from the Defendant **ANDREW WILLIAMS** the sum of **\$600.00**, plus prejudgment interest of **\$0.00**
and costs of **\$225.00** for a total of **\$825.00** that shall bear interest at the rate of **4.75% per annum**,
for which let execution issue.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida
this 17 day of OCTOBER, 2013.

✓ 10-18-13 NW
Copies to:

MICHAEL RIVIEZZO
ANDREW WILLIAMS


COUNTY JUDGE

Filing # 103559092 E-Filed 02/19/2020 01:57:20 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2006 CT 002393

ANDREW WILLIAMS
1000 W ROBB AVE APT 4
LIMA, OH 45801

CITATION NO: 9269EAG
DIVISION: I
DATE OF BIRTH: 08/19/1975

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On **MAY 8, 2018**, an order assessing fines, costs, and additional charges was entered against the Defendant, **ANDREW WILLIAMS**. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$228.00**, which shall bear interest at the rate prescribed by law, **5.72%**, until satisfied.

It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

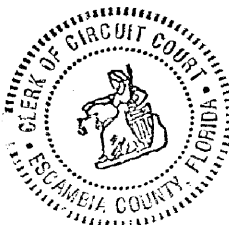
DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.

Charles P. Young

eSigned by COUNTY COURT JUDGE CHARLES YOUNG
on 02/17/2020 11:00:36 iBENMhki

COUNTY JUDGE

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: *2-2-2020*



(CFCTMMFNLCHRG2 #24984)

Recorded in Public Records 1/10/2018 10:57 AM OR Book 7837 Page 331,
Instrument #2018002672, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 66233969 E-Filed 01/08/2018 02:15:36 PM

COUNTY, FLORIDA

CASE NO.: 2017 SC 003499

LVNV FUNDING LLC

Plaintiff,

vs.

ANDRE WILLIAMS
629 Bullard Avenue
Pensacola, FL 32514-3248

Defendant.

DEFAULT FINAL JUDGMENT

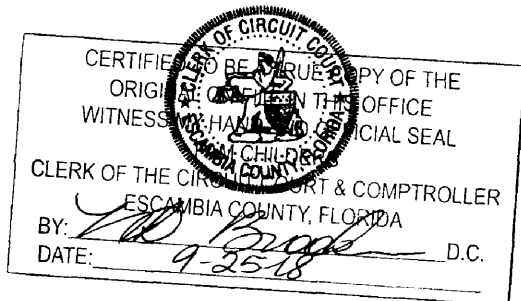
The Clerk having entered a Default against the Defendant, ANDRE WILLIAMS, for Defendant's failure to appear at the scheduled pre-trial conference/mediation, it is thereupon,

ORDERED AND ADJUDGED that the Plaintiff, LVNV FUNDING LLC, located at 55 Beattie Place, Suite 110, Greenville, SC 29601 does hereby have, receive and recover damages against the Defendant, ANDRE WILLIAMS, in the principal sum of \$743.34 together with costs in the amount of \$240.98, for a total of \$984.32 which shall bear interest at the rate of 5.53% and thereafter shall bear interest at the rate set by the Chief Financial Officer of the State of Florida, and as governed by Florida Statute Sec. 55.03, until paid for which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED, that the Defendant shall complete under oath the Form 1.977 (Fact Information Sheet), including all required attachments, and serve same upon Plaintiff(s) Counsel, within forty-five (45) days, unless this judgment is satisfied. Jurisdiction is retained to enter any and all further orders that are just and proper to compel Defendant(s) compliance.

It is further ORDERED AND ADJUDGED that within 5 days from the date of eservice of this Order/Judgment the Plaintiff shall 1. Furnish a copy of this Order/Judgment to each self-represented party by U.S. Mail, first class, postage paid; and, 2. File a certificate signed by the Plaintiff or, if represented, Plaintiff's counsel that delivery of this Order/Judgment has been made as set forth herein.

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



A handwritten signature of Judge Pat Kinsey is written over a rectangular stamp. The stamp contains the text: "ESCAMBIA COUNTY COURT JUDGE PAT KINSEY" and "on 01/08/2018 13:08:18 ER7XGJG8".

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Copies furnished to:

**Bryan Manno, Esq.
Federated Law Group, PLLC
887 Donald Ross Road
Juno Beach, FL 33408**

**ANDRE WILLIAMS
629 BULLARD AVE
PENSACOLA FL 32514-3248**