



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

0325.61

Part 1: Tax Deed Application Information

Applicant Name	ATCF II FLORIDA-A, LLC	Application date	Apr 17, 2024
Applicant Address	PO BOX 69239 BALTIMORE, MD 21264-9239		
Property description	DANNY LLC SUITE 200 151 MAIN STREET PENSACOLA, FL 32502 16 GLYNQUIST AVE 09-1963-000 LT 7 BLK 3 SAUFLEY HEIGHTS PB 1 P 89 OR 2887 P 631 OR 6206 P 517	Certificate #	2022 / 4090
		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)
# 2022/4090	06/01/2022	1,265.46	63.27	1,328.73
→Part 2: Total*				1,328.73

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)
# 2023/4135	06/01/2023	1,374.23	6.25	85.03	1,465.51
Part 3: Total*					1,465.51

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,794.24
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,631.47
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
Total Paid (Lines 1-6)	4,800.71

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 3rd, 2024

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

46.25

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/05/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400270

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239,

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
09-1963-000	2022/4090	06-01-2022	LT 7 BLK 3 SAUFLEY HEIGHTS PB 1 P 89 OR 2887 P 631 OR 6206 P 517

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239

04-17-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	3915313340007003	Year	Land	Imprv	Total	Cap Val
Account:	091963000	2023	\$22,500	\$87,464	\$109,964	\$109,964
Owners:	DANNY LLC	2022	\$9,000	\$78,053	\$87,053	\$78,307
Mail:	SUITE 200 151 MAIN STREET PENSACOLA, FL 32502	2021	\$9,000	\$64,821	\$73,821	\$71,189
Situs:	16 GLYNQUIST AVE 32526	Disclaimer				
Use Code:	SINGLE FAMILY RESID 🔑	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						MLS Listing #641549	Official Records (New Window)	2023 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type				
12/14/2022	8905	508	\$150,100	CT			None	
08/17/2007	6206	517	\$103,800	WD			Legal Description	
07/1990	2887	631	\$16,300	WD			LT 7 BLK 3 SAUFLEY HEIGHTS PB 1 P 89 OR 8905 P 508	
12/1987	2494	649	\$9,500	CT			Extra Features	
06/1986	2242	685	\$28,000	WD			FRAME BUILDING	
05/1984	1915	128	\$22,800	WD				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller								

[Launch Interactive Map](#)

Parcel Information	
Section Map Id: 39-1S-31-2	<div style="border: 1px solid black; padding: 5px; display: inline-block;">+</div> <div style="border: 1px solid black; padding: 5px; display: inline-block;">-</div>
Approx. Acreage: 0.1576	
Zoned: 🔑 HDMU HDMU HDMU HDMU HDMU HDMU HDMU HDMU HDMU HDMU HDMU	
View Florida Department of Environmental Protection (DEP) Data	

HDMU
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**Evacuation
& Flood
Information**


Open
Report

Buildings

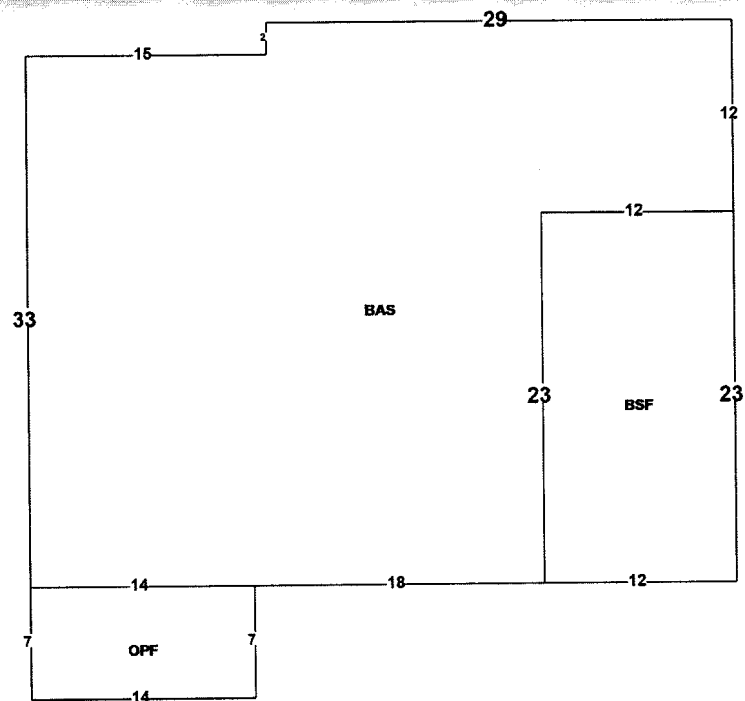
Address: 16 GLYNQUIST AVE, Year Built: 1944, Effective Year: 1950, PA Building ID#: 99741

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1608 Total SF

BASE AREA - 1234
BASE SEMI FIN - 276
OPEN PORCH FIN - 98



Images



4/20/2021 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 04090**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 7 BLK 3 SAUFLEY HEIGHTS PB 1 P 89 OR 2887 P 631 OR 6206 P 517

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091963000 (0325-61)

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

DANNY LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of March, which is the **5th** day of **March 2025**.

Dated this 13th day of May 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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 #: 09-1963-000 CERTIFICATE #: 2022-4090

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: November 18, 2004 to and including November 18, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,
As President
Dated: November 22, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 22, 2024

Tax Account #: **09-1963-000**

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

By Virtue of Certificate of Title recorded 12/16/2022 in OR 8905/508 ABTRACTOR'S NOTE: CASE NO. 2021-CA-002387 HAS BEEN APPEALED BY TENNANT RICHARD FREEMAN SO WE HAVE INCLUDED HE, HIS GRANDSON C/O ATTORNEYS FOR NOTICE.

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 08/11/2021 OR 8594/1974 together with Cost Order recorded 05/10/2024 OR 9145/664**
- b. **Final Judgment in favor of Beach Community Bank recorded 10/30/2020 OR 8395/1**
- c. **Final Judgment in favor of Beach Community Bank recorded 10/30/2020 OR 8395/92 as assigned OR 7942/1302 to JTS Capital 2 LLC and reassigned OR 8771/977 to Danny LLC**
- d. **Affidavit of Interest in favor of Richard A. Freeman aka Ricky Freeman recorded 5/17/2023 – OR 8978/1715 together with Amended Notice of Appeal OR 9035/881; Lis Pendens OR 9048/148; Order of Dismissal OR 9104/999; Notice of Appeal OR 9131/1570 and Mandate recorded 5/13/2024 – OR 9145/1942**

4. Taxes:

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

Tax Account #: 09-1963-000

Assessed Value: \$114,893.00

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: _____ **MAR 5, 2025**

TAX ACCOUNT #: _____ **09-1963-000**

CERTIFICATE #: _____ **2022-4090**

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

- | YES | NO | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify City of Pensacola, P.O. Box 12910, 32521 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify Escambia County, 190 Governmental Center, 32502 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homestead for <u>2023</u> tax year. |

DANNY LLC
151 W MAIN ST STE 200
PENSACOLA FL 32502

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

RICHARD FREEMAN
C/O JENNIFER ALTRECHE ESQ
CARROLL SANDERS, ESQ AND
ANDREW EASLER, ESQ OF
EASLER LAW PLLC
508 N HARBOR CITY BLVD
MELBOURNE, FL 32935

RICHARD FREEMAN AND
NATHANIAL FREEMAN
DANNY LLC
16 GLYNQUIST AVE
PENSACOLA FL 32526

BEACH COMMUNITY BANK
17 SE EGLIN PKWY
FORT WALTON BEACH FL 32548

Certified and delivered to Escambia County Tax Collector, this 21st day of November, 2024.
PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

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

PROPERTY INFORMATION REPORT

November 22, 2024

Tax Account #:09-1963-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 7 BLK 3 SAUFLEY HEIGHTS PB 1 P 89 OR 2887 P 631 OR 6206 P 517

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-1963-000(0325-61)

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

CASE NO. 2021 CA 002387

DANNY LLC
Plaintiff

VS.

FOWLER, LARRY W ; FOWLER, DEBRA B ; HANNA, ELLEN ; CULL, CHARLOTTE ;
COUNTY OF ESCAMBIA STATE OF FLORIDA
Defendant

CERTIFICATE OF TITLE

The undersigned, Pam Childers, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been executed and filed in this action on November 15, 2022, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida was sold to

DANNY LLC
151 WEST MAIN STREET SUITE 200 PENSACOLA, FL, 32502

- SEE ATTACHMENT -

The successful bid was in the amount of \$150100.00.

WITNESS my hand and the official seal on this 14 day of December, 2022, as Clerk of the Circuit Court.



Pam Childers
Clerk of the Circuit Court

BY: Semper Williams
Deputy Clerk

Conformed copies to all parties

PARCEL 1:

LOT 7, BLOCK 3. SAUFLEY HEIGHTS SUBDIVISION, A DIVISION OF A PORTION OF SECTION 39. TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 89, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

PARCEL 2:

BEGIN AT THE NORTHWEST CORNER OF SECTION 13; THENCE SOUTH 89 DEGREES 23' EAST ALONG NORTH LINE OF SECTION FOR 1314.39 FEET TO NORTHWEST CORNER OF GOVERNMENT LOT 3; THENCE SOUTH 01 DEGREES 45' WEST 571 FEET TO POINT OF BEGINNING; CONTINUE SOUTHERLY 01 DEGREES 45' WEST 100 FEET; EASTERLY AT AN ANGLE OF 90 DEGREES 05', 260 FEET; NORTHERLY AND PARALLEL TO WEST LINE OF LOT 100 FEET; WESTERLY 260 FEET TO POINT OF BEGINNING. EXCEPT WEST 15 FEET FOR ROAD RIGHT OF WAY. ALL LYING AND BEING IN ESCAMBIA COUNTY, FLORIDA.

PARCEL 3:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTHERLY ALONG THE EAST LINE OF SECTION 26, A DISTANCE OF 948 FEET; THENCE RUN WESTERLY AT RIGHT ANGLES A DISTANCE OF 291 FEET FOR POINT OF BEGINNING; THENCE CONTINUE WESTERLY ON SAME COURSE A DISTANCE OF 75 FEET; THENCE RUN NORTHERLY AT RIGHT ANGLES A DISTANCE OF 145 FEET; THENCE RUN EASTERLY AT RIGHT ANGLES A DISTANCE OF 75 FEET; THENCE RUN SOUTHERLY AT RIGHT ANGLES A DISTANCE OF 145 FEET TO POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 26, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

PARCEL 4:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 30 WEST; THENCE RUN NORTHERLY ALONG THE EAST LINE OF SAID SECTION 26 A DISTANCE OF 657 FEET; THENCE RUN WESTERLY AT RIGHT-ANGLES A DISTANCE OF 66 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ON SAME COURSE A DISTANCE OF 150 FEET; THENCE RUN NORTHERLY AT RIGHT ANGLES A DISTANCE OF 75 FEET; THENCE RUN EASTERLY AT RIGHT ANGLES A DISTANCE OF 150 FEET; THENCE RUN SOUTHERLY AT RIGHT ANGLES A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN, SECTION 26, TOWNSHIP 1 SOUTH, RANGE 30 WEST.

THE ABOVE PARCEL IS ALSO DESCRIBED AS THE NORTH 15 FEET OF LOT 3, ALL OF LOTS 4 AND 5 IN BLOCK 3, OF SAID SECTION 26, LYING EAST OF FRISCO RR RIGHT OF WAY AS PER PLAT THEREOF BY J. W. COOK, REG. FLA. SURVEYOR #458, DATED MARCH 18, 1957.

PARCEL 5:

Commence at the Southeast corner of Section 26, Township 1 South, Range 30 West, in Escambia County, Florida; thence run Northerly along East line of said Section a distance of 732 feet; thence Westerly at right angles a distance of 66 feet, for a Point of Beginning; thence continue Westerly on the same course a distance of 150 feet; thence Northerly at a right angle a distance of 75 feet; thence Easterly at right angle a distance of 150 feet; thence run Southerly at right angle a distance of 75 feet to Point of Beginning, the said parcel being also described as Lots 6, 7 and South Half of Lot 8, Block 3, as shown in unrecorded Plat of survey by J. W. Cook, lying and being a portion of Section 26, Township 1 South, Range 30 West, Escambia County, Florida.

SITUATE IN THE COUNTY OF ESCAMBIA, STATE OF FLORIDA.

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE2102502N
LOCATION: 0 LYDIA AVE
PR#: 261S306101013003

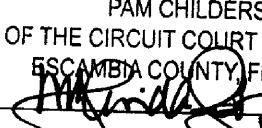
VS.

EST OF RUBY L FOWLER ,
724 SAILFISH DR
FT WALTON BCH, FL 32548

FOWLER, LARRY
724 SAILFISH DR
FT WALTON BCH, FL 32548

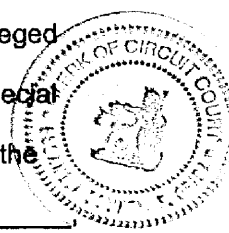
RESPONDENT(S)

ORDER

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY:  D.C.
DATE: 8-11-2021

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, W/A



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:

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

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

Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle

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

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

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **10/9/2021** 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.

Remove vehicle(s). Repair vehicle(s) 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.

SILVER BMW 740IL AND BURGUNDY LINCOLN TOWN CAR

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$25.00** per day, commencing **10/10/2021**.

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)**.

To ensure the safety of Escambia County staff and **RESPONDENT(S)**, Escambia County

may request law enforcement supervisory assistance during any abatement procedure. The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$235.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

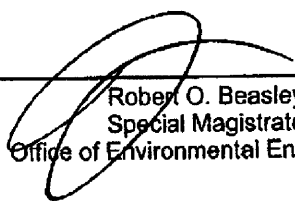
This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed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

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, 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 constitute a waiver of the right to appeal this order.

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

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

August, 2021.



Robert O. Beasley
Special Magistrate
Office of Environmental Enforcement

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

ESCAMBIA COUNTY, FLORIDA

Case No: CE2102502N
Location: 0 LYDIA AVE
PR #: 261S306101013003

vs.

EST OF RUBY L FOWLER, FOWLER, LARRY
724 SAILFISH DR 724 SAILFISH DR
FT WALTON BCH, FL 32548 FT WALTON BCH, FL 32548


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 8/10/2021.

Itemized Cost	
Daily fines	\$20,475.00 \$25.00 Per Day From: <u>10/10/2021</u> To: <u>01/07/2024</u>
Fines	\$0.00
Court Cost	\$235.00
County Abatement Fees	\$1,900.00
Administrative Costs	\$0.00
Payments	\$0.00
Total:	\$22,610.00

DONE AND ORDERED at Escambia County, Florida on

May 7 2024

Robert O. Beasley
Special Magistrate
Office of Environmental Enforcement

Unique Code : BAA-CACABFBCCDAEFH-BCADD-CACEADFJGE-DDBFEA-H Page 1 of 1



Recorded in Public Records 07/21/2010 at 08:50 AM OR Book 6615 Page 1729,
Instrument #2010046758, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$95.00

FILE # 2644106 RCD: 07/06/2010 @ 02:11 PM, BK: 2942 PG: 2654
CLERK ABUSBEE DON W. HOWARD, CLERK OF COURTS, OKALOOSA COUNTY FL

IN THE CIRCUIT COURT IN AND FOR OKALOOSA COUNTY, FLORIDA

BEACH COMMUNITY BANK,

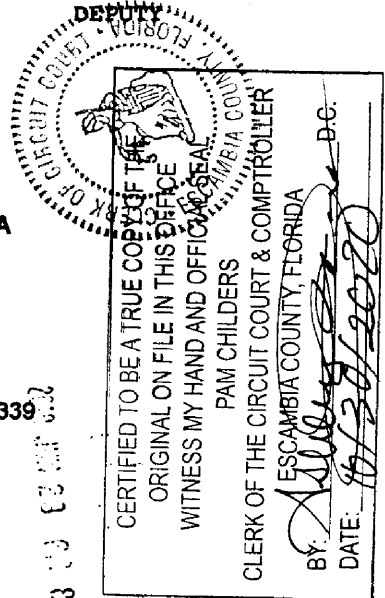
Plaintiff,

v.

CASE NO.: 2009 CA 003339

**LARRY W. FOWLER and
DEBRA B. FOWLER,**

Defendants.



FINAL JUDGMENT IN FAVOR OF BEACH COMMUNITY BANK

THIS CAUSE came for hearing on June 29, 2010, upon the Motion for Summary Judgment filed by BEACH COMMUNITY BANK ("Plaintiff"), whose municipal address and mailing address is 17 Southeast Eglin Parkway, Fort Walton Beach, Florida 32548. The Defendants, LARRY W. FOWLER ("L. Fowler"), whose address is 724 Sailfish Drive, Fort Walton Beach, Florida 32548, and DEBRA B. FOWLER ("D. Fowler"), whose address is 724 Sailfish Drive, Fort Walton Beach, Florida 32548, have been properly served and have filed an answer through their attorney of record. Proper notice of said hearing has been provided to L. Fowler and D. Fowler (collectively, individually and interchangeably the "Defendants"). This Court being fully advised and having considered the arguments, pleadings, applicable law and evidence before the Court finds that Plaintiff has sustained the allegations of the complaint against Defendants; and Plaintiff is entitled to the relief prayed for, and that the Court has jurisdiction to grant same. It is, therefore,

ORDERED AND ADJUDGED as follows:

1. This Court has jurisdiction of the parties in this cause and the subject matter hereof and has jurisdiction to render this judgment; further, that the allegations contained herein have been proved by competent evidence, and there are no material issues of fact or law and this Final Judgment is in satisfaction of all the claims by Plaintiff in the complaint.

Instr # 2645665 BK: 2943 PG:3071,Page 1 of 11
Recorded 07/14/2010 at 11:18 AM,
RECORDING: \$51.00 RECORDING ARTICLE V: \$44.00



2009 CA 003339 S

BROWN, KATHRYN

6/29/10

FJPL

16.000000

DEPUTY CLERK LALLABA JGH
DON W. HOWARD CLERK OF COURTS OKALOOSA COUNTY FL

2. That the equities of this cause are with the Plaintiff and against the Defendants.
3. The Court finds that \$165.00 per hour and \$150.00 per hour is an appropriate and reasonable hourly rate to be charged by Plaintiff's attorneys in this action, that 12.4 hours is an appropriate and reasonable amount of time to be expended by attorneys in connection with this action, and 3.7 hours for paralegal time at \$75.00 per hour and \$45.00 per hour is an appropriate and reasonable hourly rate and reasonable amount of time to be expended by the paralegals in connection with this action, and that no enhancement or reduction of the fee is appropriate. Accordingly, attorneys' fees in the amount indicated below are awarded to Plaintiff.
4. That Plaintiff recover from L. Fowler and D. Fowler, jointly and severally, the following amounts due under the promissory note sued upon:

Principal Due on Note	\$ 150,100.00
Interest through November 30, 2009	\$ 27,771.53
Subtotal	\$ 177,871.53
COURT COSTS	
Filing Fee	\$ 420.00
Service of Process Fees	\$ 70.00
Postage and Express Mail	\$ 31.11
Court Costs subtotal	\$ 521.11
JUDGEMENT SUBTOTAL	\$ 178,392.64
ATTORNEYS' FEES	\$ 2,222.00
JUDGMENT TOTAL	\$ 180,614.64

with interest continuing to accrue at the per diem rate of \$75.05 until the date of this judgment, plus interest at the rate of 6% per year pursuant to §55.03, Florida Statutes, from the date of this judgment until paid, plus any further sums in connection herewith, for all of which let execution issue.

5. L. Fowler and D. Fowler shall each complete Florida Rules of Civil Procedure Form 1.977 (Fact Information Sheet), copies of which are attached hereto, and return it to the Plaintiff's attorney within 45 days from the date of this Final Judgment in Favor of Beach Community Bank,

unless said Final Judgment in Favor of Beach Community Bank is satisfied or a motion for new trial or notice of appeal is filed.

6. The Plaintiff is entitled to and hereby preserves all other rights and remedies allowable to the Plaintiff under the note, loan documents and any collateral secured thereby, as well as under Florida law. The Plaintiff's rights and remedies relating to any and all collateral shall be preserved. This Final Judgment shall not be deemed to be the exclusive right of Plaintiff to enforce collection of the outstanding indebtedness or its exclusive remedies against any and all collateral securing the indebtedness due under the note or the loan documents, since Plaintiff's rights and remedies are cumulative.

DONE AND ORDERED in Chambers at Shalimar, Okaloosa County, Florida, this 29th day of June, 2010.



CIRCUIT JUDGE

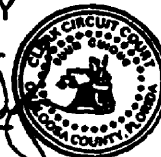
Conformed Copies to:

Robert S. Rushing, Esquire
Carver, Darden, Koretzky,
Tessier, Finn, Blossman & Areaux, LLC
Counsel for Beach Community Bank
801 West Romana Street, Suite A
Pensacola, FL 35202

John R. Dowd, Esquire
Attorney for Larry W. Fowler and Debra B. Fowler
285 Harbor Boulevard
Suite A
Destin, FL 32541

CERTIFIED A TRUE
AND CORRECT COPY
DON W. HOWARD
CLERK CIRCUIT COURT

BY 
DEPUTY CLERK



DATE 07/14/2010

Prepared by:
Robert S. Rushing, Esquire
CARVER, DARDEN, KORETZKY,
TESSIER, FINN, BLOSSMAN & AREAUX, LLC
801 West Romana Street, Suite A
Pensacola, Florida 32502



BK: 2942 PG: 2657

IN THE CIRCUIT COURT IN AND FOR OKALOOSA COUNTY, FLORIDA

BEACH COMMUNITY BANK,

Plaintiff,

v.

CASE NO.:2009 CA 003339

LARRY W. FOWLER and
DEBRA B. FOWLER,

Defendants.

_____ /

FACT INFORMATION SHEET

Full Legal Name: _____
 Nicknames or Aliases: _____
 Residence Address: _____
 Mailing Address (if different): _____
 Telephone Numbers: (Home) _____ (Business) _____
 Name of Employer: _____
 Address of Employer: _____
 Position or Job Description: _____
 Rate of Pay: \$ _____ per _____. Average Paycheck: \$ _____ per _____.
 Average Commissions or Bonuses: \$ _____ per _____. Commissions or bonuses are based on _____
 Other Personal Income: \$ _____ from _____

 (Explain details on the back of this sheet or on an additional sheet if necessary.)
 Social Security Number: _____ Birthdate: _____
 Driver's License Number: _____
 Marital Status: _____ Spouse's Name: _____

Spouse Related Portion

Spouse's Address (if different): _____
 Spouse's Social Security Number: _____ Birthdate: _____
 Spouse's Employer: _____

Spouse's Average Paycheck or Income: \$ _____ per _____
 Other Family Income: \$ _____ per _____ (Explain details on back of this sheet or on an additional sheet if necessary.)
 Describe all other accounts or investments you may have, including stocks, mutual funds, savings bonds, or annuities, on the back of this sheet or on an additional sheet if necessary.

Names and Ages of All Your Children (and addresses if not living with you):

Child Support or Alimony Paid: \$ _____ per _____
 Names of Others You Live With: _____

Who is Head of Your Household? You Spouse Other Person
 Checking Account at: _____ Account # _____
 Savings Account at: _____ Account # _____

For Real Estate (land) You Own or Are Buying:

Address: _____
 All Names on Title: _____
 Mortgage Owed to: _____
 Balance Owed: _____
 Monthly Payment: \$ _____

(Attach a copy of the deed or mortgage, or list the legal description of the property on the back of this sheet or on an additional sheet if necessary. Also provide the same information on any other property you own or are buying.)

For All Motor Vehicles You Own or Are Buying:

Year/Make/Model: _____ Color: _____
 Vehicle ID No: _____ Tag No: _____ Mileage: _____
 Names on Title: _____ Present Value: \$ _____
 Loan Owed to: _____
 Balance on Loan: \$ _____
 Monthly Payment: \$ _____

(List all other automobiles, as well as other vehicles, such as boats, motorcycles, bicycles, or aircraft, on the back of this sheet or on an additional sheet if necessary.)

Have you given, sold, loaned, or transferred any real or personal property worth more than \$100 to any person in the last year? If your answer is "yes," describe the property, market value, and sale price, and give the name and address of the person who received the property.

Does anyone owe you money? Amount Owed:

\$ _____

Name and Address of Person Owing Money:

Reason money is owed:

Please attach copies of the following:

- a. Your last pay stub.
- b. Your last 3 statements for each bank, savings, credit union, or other financial account.
- c. Your motor vehicle registrations and titles.
- d. Any deeds or titles to any real or personal property you own or are buying, or leases to property you are renting.
- e. Your financial statements, loan applications, or lists of assets and liabilities submitted to any person or entity within the last 3 years.
- f. Your last 2 income tax returns filed.

UNDER PENALTY OF PERJURY, I SWEAR OR AFFIRM THAT THE FOREGOING ANSWERS ARE TRUE AND COMPLETE.

LARRY W. FOWLER

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was sworn, subscribed and acknowledged before me this ____ day of _____, 2010, by Larry W. Fowler, who is personally known to me or has produced a _____ as identification.

My Commission Expires:

(AFFIX NOTARY SEAL)

 Notary Public (Signature)

 (Printed Name)

 (Title or Rank)

 (Serial Number, if any)

THE JUDGMENT DEBTOR SHALL FILE WITH THE CLERK OF THE COURT A NOTICE OF COMPLIANCE AFTER THE ORIGINAL FACT INFORMATION SHEET, TOGETHER WITH ALL ATTACHMENTS, HAS BEEN DELIVERED TO THE JUDGMENT CREDITOR'S ATTORNEY, OR TO THE JUDGMENT CREDITOR IF THE JUDGMENT CREDITOR IS NOT REPRESENTED BY AN ATTORNEY.

IN THE CIRCUIT COURT IN AND FOR OKALOOSA COUNTY, FLORIDA

BEACH COMMUNITY BANK,

Plaintiff,

v.

CASE NO.:2009 CA 003339

LARRY W. FOWLER and
DEBRA B. FOWLER,

Defendants.

_____ /

FACT INFORMATION SHEET

Full Legal Name: _____
 Nicknames or Aliases: _____
 Residence Address: _____
 Mailing Address (if different): _____
 Telephone Numbers: (Home) _____ (Business) _____
 Name of Employer: _____
 Address of Employer: _____
 Position or Job Description: _____
 Rate of Pay: \$ _____ per _____. Average Paycheck: \$ _____ per _____
 Average Commissions or Bonuses: \$ _____ per _____. Commissions or bonuses are based on _____
 Other Personal Income: \$ _____ from _____
 (Explain details on the back of this sheet or on an additional sheet if necessary.)
 Social Security Number: _____ Birthdate: _____
 Driver's License Number: _____
 Marital Status: _____ Spouse's Name: _____

Spouse Related Portion

Spouse's Address (if different): _____
 Spouse's Social Security Number: _____ Birthdate: _____
 Spouse's Employer: _____

Spouse's Average Paycheck or Income: \$ _____ per _____
Other Family Income: \$ _____ per _____ (Explain details on back of this sheet or on an additional sheet if necessary.)

Describe all other accounts or investments you may have, including stocks, mutual funds, savings bonds, or annuities, on the back of this sheet or on an additional sheet if necessary.

Names and Ages of All Your Children (and addresses if not living with you):

Child Support or Alimony Paid: \$ _____ per _____

Names of Others You Live With:

Who is Head of Your Household? ____ You ____ Spouse ____ Other Person

Checking Account at: _____ Account # _____

Savings Account at: _____ Account # _____

For Real Estate (land) You Own or Are Buying:

Address: _____

All Names on Title: _____

Mortgage Owed to: _____

Balance Owed: _____

Monthly Payment: \$ _____

(Attach a copy of the deed or mortgage, or list the legal description of the property on the back of this sheet or on an additional sheet if necessary. Also provide the same information on any other property you own or are buying.)

For All Motor Vehicles You Own or Are Buying:

Year/Make/Model: _____ Color: _____

Vehicle ID No: _____ Tag No: _____ Mileage: _____

Names on Title: _____ Present Value: \$ _____

Loan Owed to: _____

Balance on Loan: \$ _____

Monthly Payment: \$ _____

(List all other automobiles, as well as other vehicles, such as boats, motorcycles, bicycles, or aircraft, on the back of this sheet or on an additional sheet if necessary.)

Have you given, sold, loaned, or transferred any real or personal property worth more than \$100 to any person in the last year? If your answer is "yes," describe the property, market value, and sale price, and give the name and address of the person who received the property.

Does anyone owe you money? Amount Owed:

\$ _____

Name and Address of Person Owing Money:

Reason money is owed:

Please attach copies of the following:

- a. Your last pay stub.
- b. Your last 3 statements for each bank, savings, credit union, or other financial account.
- c. Your motor vehicle registrations and titles.
- d. Any deeds or titles to any real or personal property you own or are buying, or leases to property you are renting.
- e. Your financial statements, loan applications, or lists of assets and liabilities submitted to any person or entity within the last 3 years.
- f. Your last 2 income tax returns filed.

UNDER PENALTY OF PERJURY, I SWEAR OR AFFIRM THAT THE FOREGOING ANSWERS ARE TRUE AND COMPLETE.

DEBRA B. FOWLER

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was sworn, subscribed and acknowledged before me this _____ day of _____, 2010, by Debra B. Fowler, who is personally known to me or has produced a _____ as identification.

My Commission Expires:

(AFFIX NOTARY SEAL)

 Notary Public (Signature)

 (Printed Name)

 (Title or Rank)

 (Serial Number, if any)

THE JUDGMENT DEBTOR SHALL FILE WITH THE CLERK OF THE COURT A NOTICE OF COMPLIANCE AFTER THE ORIGINAL FACT INFORMATION SHEET, TOGETHER WITH ALL ATTACHMENTS, HAS BEEN DELIVERED TO THE JUDGMENT CREDITOR'S ATTORNEY, OR TO THE JUDGMENT CREDITOR IF THE JUDGMENT CREDITOR IS NOT REPRESENTED BY AN ATTORNEY.

CERTIFIED A TRUE AND CORRECT COPY
DON W. HOWARD
CLERK, CIRCUIT COURT

BY *[Signature]*
DEPUTY CLERK

DATE *07/14/2010*



Recorded in Public Records 06/08/2010 at 10:52 AM OR Book 6600 Page 495,
Instrument #2010036367, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

INSTR # 1111184
OR BK 2837 Pages 1454 - 1456
RECORDED 03/12/10 10:35:51
MARTHA INGLE, WALTON COUNTY
CLERK OF COURT
DEPUTY CLERK K DOUGLASS
#1

IN THE CIRCUIT COURT IN AND FOR OKALOOSA COUNTY, FLORIDA

BEACH COMMUNITY BANK,

Plaintiff,

v.

**SEA-SIDE BUILDING SERVICES
AND DESIGN, INC., LARRY W.
FOWLER, and DEBRA B. FOWLER,**

Defendants.

CASE NO.: 2009 CA 003337

RECEIVED
DON W. HOWARD
CLERK OF COURT
OKALOOSA COUNTY
FLORIDA
2010 FEB 18

Instr # 2621710 BK: 2927 PG:968 Page 1 of 3
Recorded 03/10/2010 at 10:11 AM,
RECORDING: \$15.00 RECORDING ARTICLE V: \$12.00

DEPUTY CLERK K SCHOLCRAFT
DON W. HOWARD, CLERK OF COURTS, OKALOOSA COUNTY, FL

FINAL JUDGMENT IN FAVOR OF BEACH COMMUNITY BANK

THIS CAUSE came on for hearing on February 12, 2010, upon the Motion for Summary Judgment filed by BEACH COMMUNITY BANK ("Plaintiff"), whose municipal address and mailing address is 17 Southeast Egin Parkway, Fort Walton Beach, Florida 32548. The Defendants, SEA-SIDE BUILDING SERVICES AND DESIGN, INC. (hereinafter "Sea-Side"), whose mailing address is 724 Sailfish Drive, Fort Walton Beach, FL 32548, LARRY W. FOWLER (hereinafter "L. Fowler"), whose mailing address is 724 Sailfish Drive, Fort Walton Beach, FL 32548, and DEBRA B. FOWLER (hereinafter "D. Fowler"), whose mailing address is 724 Sailfish Drive, Fort Walton Beach, FL 32548, have been properly served and have filed an answer through their attorney of record. Proper notice of said hearing has been provided to Sea-Side, L. Fowler and D. Fowler (collectively, individually and interchangeably the "Defendants"). This Court being fully advised and having considered the arguments, pleadings, applicable law, and evidence before the Court finds that Plaintiff has sustained the allegations of the complaint against the Defendants, and Plaintiff is entitled to the relief prayed for, and that the Court has jurisdiction to grant same. It is, therefore,

ORDERED AND ADJUDGED as follows:

Instr # 2618109 BK: 2924 PG:3008 Page 1 of 3
Recorded 02/19/2010 at 09:56 AM,



2009 CA 003337 S

BROWN, KATHRYN

2/12/10

FJPL

18.000000

DEPUTY CLERK ABUSSEE
DON W. HOWARD, CLERK OF COURTS, OKALOOSA COUNTY, FL

1. This Court has jurisdiction of the parties in this cause and the subject matter hereof and has jurisdiction to render this judgment; further, that the allegations contained herein have been proved by competent evidence, there are no material issues of fact or law and this Final Judgment is in satisfaction of all the claims by Plaintiff in the complaint.

2. The equities of this cause are with Plaintiff and against the Defendants.

3. The Court finds that \$150.00 per hour and \$165.00 per hour are appropriate and reasonable hourly rates to be charged by Plaintiff's attorneys in this action, that 15.6 hours is an appropriate and reasonable amount of time to be expended by attorneys in connection with this action, and 3.2 hours at \$75.00 per hour is a reasonable hourly rate and a reasonable amount of time to be expended by paralegals in connection with this action, and that no enhancement or reduction of the fee is appropriate. Accordingly, attorneys' fees in the amount indicated below are awarded for Plaintiff.

4. That Plaintiff recover from Sea-Side, L. Fowler and D. Fowler, jointly and severally, the following amounts due under that certain note and guarantees sued upon:

Principal:	\$ 255,842.75
Interest through November 30, 2009:	\$ 41,826.91
Late Charges:	\$ 237.80
	Subtotal \$ 297,907.46
COURT COSTS:	
Clerk's filing fees	\$ 430.00
Service of Process Fees	\$ 95.00
Postage and Express Mail	\$ 31.46
	Court Costs Subtotal \$ 556.46
JUDGMENT SUBTOTAL	\$ 298,463.92
ATTORNEYS' FEES	\$ 2,734.00
	JUDGMENT TOTAL \$ 301,197.92

with interest continuing to accrue at the per diem rate of \$127.92 until the date of this judgment, plus interest at the rate of 6% per annum as prescribed by law from the date of this judgment until paid, plus any further sums in connection herewith, for all of which let execution issue.

5. The Plaintiff is entitled to and hereby preserves all other rights and remedies allowable to the Plaintiff under the note, loan documents and any collateral secured thereby, as well as under Florida law. The Plaintiff's rights and remedies relating to any and all collateral shall be preserved. This Final Judgment shall not be deemed to be the exclusive right of Plaintiff to enforce collection of the outstanding indebtedness or its exclusive remedies against any and all collateral securing the indebtedness due under the note or the loan documents, since Plaintiff's rights and remedies are cumulative.

DONE AND ORDERED in Chambers at Shalimar, Okaloosa County, Florida, this 12th day of February, 2010.

Thomas J. Remington
CIRCUIT JUDGE

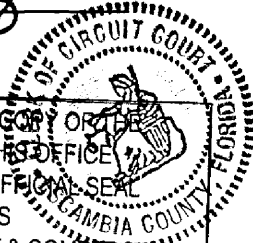
Conformed Copies to:

Robert S. Rushing, Esquire
Carver, Darden, Koretzky, Tessier,
Finn, Blossman & Areaux, LLC
Counsel for Beach Community Bank
801 W. Romana Street - Suite A
Pensacola, Florida 32502

John R. Dowd, Esquire
Counsel for Sea-Side Building Services & Design, Inc.,
Larry W. Fowler and Debra B. Fowler
119 Perry Avenue, S.E.
Fort Walton Beach, Florida 32548

Prepared by:
Robert S. Rushing, Esquire
CARVER, DARDEN, KORETZKY,
TESSIER, FINN, BLOSSMAN & AREAUX, LLC
801 West Romana Street, Suite A
Pensacola, Florida 32502

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]*
DATE: 10/30/2020



CERTIFIED A TRUE AND CORRECT COPY
DON W. HOWARD
CLERK CIRCUIT COURT
BY: *[Signature]*
DEPUTY CLERK
DATE: 03/10/10



3 *Dw*
2-16-10

ASSIGNMENT OF JUDGMENT AND LOAN DOCUMENTS

Beach Community Bank, a Florida banking corporation (“Assignor”), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby assigns, transfers, sets over, and conveys to JTS Capital 2 LLC, a Delaware limited liability company (“Assignee”), all of Assignor’s right, title, and interest in and to the judgment(s) described on Exhibit A attached hereto (collectively, the “Judgment”) and all related documents and rights Assignor has in the Judgment and/or the documents securing the Judgment, as the same may have been assigned, amended, supplemented, restated, or modified.

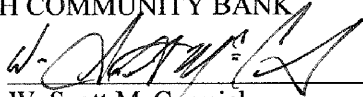
TO HAVE AND TO HOLD the same unto Assignee and its successors and assigns forever.

It is the intention of the parties herein that by virtue of this assignment, Assignee will become the owner of the Judgment and all of Assignor’s rights, title, and interest incident thereto.

Assignor hereby nominates and appoints Assignee as its attorney-in-fact, which shall be construed as being coupled with an interest, with respect to the assignment or recording of any Judgment or loan documents, which shall include the right to act in Assignor’s and its affiliates’ names, places, and steads to execute, deliver, and record any instrument of assignment, recording, perfection, protection, amendment, renewal, extension, application, and any other documents which Assignee, in its sole and exclusive judgment and discretion, deems necessary or desirable to assign, preserve, register, and/or record its rights in and to the Judgment and the related loan documents.

This assignment is made without recourse, representation, or warranty, express, implied, or by operation of law, of any kind and nature whatsoever, except as set forth in that certain Asset Purchase Agreement dated as of July 12, 2018 between Assignor and Assignee (the “Purchase Agreement”).

Dated this the 24 day of July, 2018.

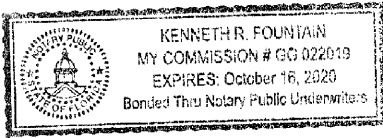
BEACH COMMUNITY BANK
By: 
W. Scott McCormick
Title: Senior Vice President

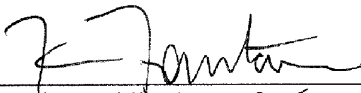
THE STATE OF FLORIDA

COUNTY OF SANTA ROSA

BEFORE ME, the undersigned, a Notary Public in and for said county and state, on this day personally appeared W. Scott McCormick, who is the Senior Vice President for BEACH COMMUNITY BANK, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said bank and in the capacity therein stated.

Given under my hand and seal of office this 24th day of July, 2018.





Notary Public, State of FLORIDA

Exhibit A

Style of case: *Beach Community Bank v. Sea-Side Building Services and Design, Inc., et al.*

Venue of case: Circuit Court in and for Okaloosa County, Florida

Case No.: 2009 CA 003337

Judgment debtor(s): Sea-Side Building Services and Design, Inc., Larry W. Fowler, Debra B. Fowler

Judgment amount: \$301,197.92

Judgment date: February 12, 2010

Recording Info.: File #2621710, RCD: 03/10/2010, 10:11 AM, Book 2927, Page 968, Okaloosa County, Florida

Prepared by:

JTS Capital Servicing LLC
Attn: Emily Nulph
P.O. Box 21505
Waco, Texas 76702

And When Recorded Mail To:

Danny LLC
Attn: Shane Hakakian
10100 Santa Monica Blvd, Ste 440
Los Angeles, CA 90067

(Space above this line for Recorder's use)

ASSIGNMENT OF JUDGMENT

JTS Capital 2 LLC ("Assignor"), having an address of 3208 Greenleaf Drive, Waco, Texas 76712, the holder of the Judgment dated February 12, 2010 against Sea-Side Buildings Services and Design, Inc., Larry W. Fowler and Debra B. Fowler ("Debtor") in favor of Beach Community Bank known as Case No. 2009-CA-003337 and recorded in the Clerk of the Circuit Court of Escambia County, Florida on March 10, 2010 in Book 2927 at Page 968 (together with any amendments, renewals, extensions, or modifications thereto, the "Judgment") hereby assigns the Judgment, and the notes and claims secured thereby, to Danny LLC ("Assignee") with an address of 10100 Santa Monica Boulevard, Suite 440, Los Angeles, California 90067.

This assignment is made without recourse, representations, or warranties of any kind, except as set forth in that certain Asset Sale Agreement dated March 16, 2022, entered into by Assignor, as seller, and Danny LLC, as buyer.

[THE REMAINDER OF THIS PAGE WAS LEFT BLANK INTENTIONALLY]

Prepared by:
Andrew Easler, Esq.
Easler Law PLLC
508 N Harbor City Blvd
Melbourne, FL 32935

AFFIDAVIT AND NOTICE OF INTEREST CONCERNING REAL ESTATE

BEFORE ME, the undersigned authority, personally appeared RICHARD A. FREEMAN
A/K/A RICKY FREEMAN, who being first duly sworn, deposes and says that:

1. I am over the age of 18 and have knowledge of the matters herein.

2. On May 25, 2004, I executed an Agreement for Deed and Promissory Note with
LARRY W. FOWLER for the real property described as

Lot 7, Block 3. Saufley Heights Subdivision, a Division of a Portion of Section 39.
Township 1 South, Range 31 West, Escambia County, Florida, according to the Plat
thereof, as recorded in Plat Book 1, Page 89, of The Public Records of Escambia
County, Florida.

More commonly known as: 16 Glynquist Avenue, Pensacola, FL 32526

Parcel ID: 391S313340007003

3. A copy of the said Agreement for Deed is attached.

FURTHER AFFIANT SAYETH NOT.

[SIGNATURE PAGE FOLLOWS]

In witness whereof, signed, sealed and delivered in the presence of:

AFFIANT [Signature]

WITNESS 1

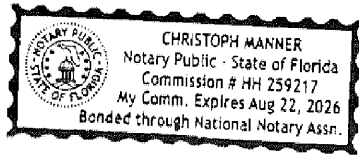
[Signature]
Printed Name: RAY F. COWKIL
Address: 31 GLENWOOD AVE
PENSACOLA, FL 32506

WITNESS 2

[Signature]
Printed Name: MADISON M. BROOKS
Address: 121 TIGER LILY DR
APT. 602 201

STATE OF Florida
COUNTY OF Escambia

Subscribed and acknowledged before me by means of physical presence or online
notarization by RICHARD A. FREEMAN A/K/A RICKY FREEMAN, who is personally
known to me or produced FLDC as identification on May 12th, 2023.



[Signature]
Notary Public

Filing # 180573784 E-Filed 08/25/2023 06:03:43 PM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

DANNY LLC,
Plaintiff,

vs.

CASE NO.: 2021 CA 2387

DIVISION: CIVIL

LARRY FOWLER;
DEBRA B. FOWLER; and
COUNTY OF ESCAMBIA,
STATE OF FLORIDA,
Defendant(s)

_____ /

AMENDED NOTICE OF APPEAL

NOTICE IS GIVEN that RICHARD A. FREEMAN, by and through undersigned counsel, appeals to the First District Court of Appeals the Order Granting Plaintiff's Motion to Obtain Possession Pursuant to Florida Rules of Civil Procedure 1.580(b) issued by this court on August 23, 2023 (the "Order"). A conformed copy of the Order is attached hereto, in accordance with Fla. R. App. P. 9.110(d), 9.130(c) and 9.160(c).

Respectfully submitted,

By: /s/ Jennifer Altreche

Jennifer Altreche, Esq.
Florida Bar No. 1027833
E-Mail: jennifer@easlerlaw.com
Carroll Sanders, Esq.
Florida Bar No. 52846
E-Mail: carroll@cgs-law.com
Andrew Easler, Esq.
Florida Bar No. 1027793
E-Mail: andrew@easlerlaw.com
Easler Law PLLC
508 N. Harbor City Blvd
Melbourne, Florida 32935
Tel: (321) 206-3603
Fax: (321) 622-5760
Secondary E-Mail: hello@easlerlaw.com
Attorney for Richard A. Freeman

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing has been furnished to the parties listed below by email or US mail on August 25, 2023.

Travis M. Morock, Esq.
morock@carverdarden.com
William R. Hahn, Esq.
hahn@carverdarden.com
151 W. Main Street, Suite 200,
Pensacola, FL 32502

Larry W. Fowler
724 Sailfish Dr,
Fort Walton Beach, FL 32548

Debra B. Fowler
105 Allen Ave, Unit 6,
Panama City, FL 32401

/s/ Jennifer Altreche
Jennifer Altreche, Esq.
Florida Bar No. 1027833
E-Mail: jennifer@easlerlaw.com
Carroll Sanders, Esq.
Florida Bar No. 52846
E-Mail: carroll@cgs-law.com
Andrew Easler, Esq.
Florida Bar No. 1027793
E-Mail: andrew@easlerlaw.com
Easler Law PLLC
508 N. Harbor City Blvd
Melbourne, Florida 32935
Tel: (321) 206-3603
Fax: (321) 622-5760
Secondary E-Mail: hello@easlerlaw.com
Attorneys for Richard A. Freeman

Filing # 180307531 E-Filed 08/23/2023 10:15:34 AM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

DANNY LLC,

Plaintiff,

v.

CASE NO.: 2021 CA 2387

LARRY W. FOWLER;
DEBRA B. FOWLER; and
COUNTY OF ESCAMBIA,
STATE OF FLORIDA,

Defendants.

**ORDER GRANTING PLAINTIFF'S MOTION TO OBTAIN POSSESSION PURSUANT TO
FLORIDA RULES OF CIVIL PROCEDURE RULE 1.580(b)**

THIS CAUSE came before the Court on Plaintiff, Danny LLC's Motion to Obtain Possession Pursuant to Florida Rules of Civil Procedure Rule 1.580(b) (the "Motion"), and the Court held said hearing on August 18, 2023. The Court, having reviewed Plaintiff's Motion, Plaintiff's supporting affidavits, and Richard A. Freeman a/k/a Ricky Freeman's Affidavit Pursuant to Florida Rules of Civil Procedure Rule 1.580(b), having heard arguments from counsel for Plaintiff, counsel for Richard A. Freeman a/k/a Ricky Freeman, and pro se Defendant Larry W. Fowler, and being otherwise fully advised in these premises it is therefore:

ORDERED AND ADJUDGED that Plaintiff's Motion to Obtain Possession Pursuant to Florida Rules of Civil Procedure Rule 1.580(b) is hereby GRANTED.


IT IS FURTHER ORDERED AND ADJUDGED that Danny LLC, recover possession of the premises located at and known as 16 Glynquist Avenue, Pensacola, FL 32526, Escambia County, Florida and all improvements (the "Property"), and more particularly described as follows:

PARCEL 1:

LOT 7, BLOCK 3. SAUFLEY HEIGHTS SUBDIVISION, A DIVISION OF A PORTION OF SECTION 39. TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 89, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

for which let writ of possession issue immediately.

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


eSigned by CIRCUIT JUDGE JAN SHACKELFORD in 2021 CA 002387
on 08/23/2023 05:58:35 Zct6szlg

Copies furnished to:

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 Granting Plaintiff's Motion to Obtain Possession Pursuant to Florida Rules of Civil Procedure Rule 1.580(b) upon any pro se party who does not have access to and is not a registered user of the Florida Courts e-Filing Portal.

Robert S. Rushing, Esq.
Travis M. Morock, Esq.
William R. Hahn, Esq.
Andrew Easler, Esq.
Jennifer Altreche, Esq.
Carroll Sanders, Esq.

Larry W. Fowler
724 Sailfish Drive
Fort Walton Beach, FL 32548

Debra B. Fowler
105 Allen Ave
Unit 61
Panama City, FL 32401

Richard A. Freeman a/k/a Ricky Freeman
16 Glynquist Ave.
Pensacola, FL 32526)

Filing # 181468605 E-Filed 09/10/2023 11:38:12 PM

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

**RICHARD A. FREEMAN a.k.a. RICKY
FREEMAN,**

Plaintiff,

CASE NO.: 2023 CA 002745

vs.

DANNY, LLC,

Defendant.

_____ /

NOTICE OF LIS PENDENS

**TO DEFENDANT, DANNY LLC AND ALL OTHERS WHOM IT MAY CONCERN:
YOU ARE NOTIFIED OF THE FOLLOWING:**

- (a) The plaintiff has instituted this action against you seeking declaratory relief, quiet title and an equitable lien with respect to the property described below;
- (b) The plaintiff in this action is:

RICHARD A. FREEMAN a.k.a. RICKY FREEMAN

- (c) The date of the institution of this action is September 10, 2023
- (d) The property that is the subject matter of this action is in Escambia County, Florida, and is described as follows:

LOT 7, BLOCK 3. SAUFLEY HEIGHTS SUBDIVISION, A DIVISION OF A PORTION OF SECTION 39. TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 89, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA (the "Property").

Commonly known as 16 Glynquist Avenue, Pensacola, Escambia County, FL 32526.

Dated this 10th day of September 2023.

Respectfully submitted,

By: /s/ Jennifer Altreche

Jennifer Altreche, Esq.
Florida Bar No. 1027833
E-Mail: jennifer@easlerlaw.com
Carroll Sanders, Esq.
Florida Bar No. 52846
E-Mail: carroll@cgs-law.com
Andrew Easler, Esq.
Florida Bar No. 1027793
E-Mail: andrew@easlerlaw.com
Easler Law PLLC
508 N. Harbor City Blvd
Melbourne, Florida 32935
Tel: (321) 206-3603
Fax: (321) 622-5760
Secondary E-Mail: hello@easlerlaw.com
Attorney for Richard A. Freeman

Filing # 191955761 E-Filed 02/14/2024 02:07:11 PM

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

RICHARD A. FREEMAN a/k/a RICKY
FREEMAN,
Plaintiff,

v.

CASE NO.: 2023 CA 002745
DIVISION: N

DANNY, LLC,
Defendant.

**ORDER GRANTING DEFENDANT'S MOTION TO DISMISS COMPLAINT AND
GRANTING DEFENDANT'S MOTION TO DISSOLVE LIS PENDENS**

THIS CAUSE came before the Court on Defendant, Danny LLC's Motion to Dismiss Complaint (the "Motion to Dismiss") and Defendant, Danny LLC's Motion to Dissolve Lis Pendens (the "Motion to Dissolve"), and the Court held said hearing on February 8, 2024. The Court, having reviewed Defendant's Motion to Dismiss and Motion to Dissolve, and Plaintiff, Richard A. Freeman a/k/a Ricky Freeman's Response to Defendant's Motion to Dismiss & Motion to Dissolve the Lis Pendens, having heard arguments from counsel, and being otherwise fully advised in these premises it is therefore:

ORDERED AND ADJUDGED that Defendant's Motion to Dismiss Complaint is hereby GRANTED, and the Plaintiff's Complaint is DISMISSED WITH PREJUDICE.

IT IS FURTHER ORDERED AND ADJUDGED that Defendant's Motion to Dissolve Lis Pendens is hereby GRANTED, and Plaintiff's Notice of Lis Pendens dated September 10, 2023, and recorded in Official Records Book 9048, Page 148 of the public records of Escambia County, Florida, is hereby DISSOLVED, CANCELLED, AND RELEASED.

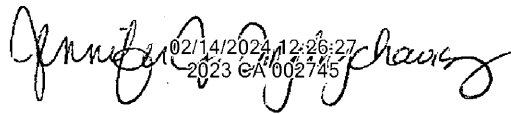
IT IS FURTHER ORDERED AND ADJUDGED that Plaintiff's Emergency Verified Motion for Temporary Injunction is DENIED AS MOOT.

IT IS FURTHER ORDERED AND ADJUDGED that this Court reserves jurisdiction to determine an award of reasonable attorneys' fees and costs to Defendant as the prevailing party

pursuant to Florida Statute § 415.1111, as well as pursuant to Defendant's Motion for Sanctions Pursuant to Florida Statute § 57.105.

In support of its rulings, the Court relies on Defendant's Motion(s) and applicable law. The Court finds these matters are collaterally estopped pursuant to the exhibits filed in the instant case, originally filed in 2021 CA 002387, Circuit Court in and for Escambia County, Florida, Division E.

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

A handwritten signature in black ink, appearing to read "Jennifer J. Frydrychowicz". The signature is written in a cursive style. Overlaid on the signature is a digital timestamp: "02/14/2024 12:26:27" and "2023 CA 002745".

signed by CIRCUIT COURT JUDGE JENNIFER J FRYDRYCHOWICZ 02/14/2024 12:26:27 KDF4R4W8

JENNIFER J. FRYDRYCHOWICZ
Circuit Court Judge

Parties will receive service from the Courts at the e-mail designations on the service list of the e-Portal. The attorney/movant shall effectuate service upon any party not registered on the service list of the e-Portal and file a Certificate of Compliance within five (5) business days.

Copies furnished to:

Robert S. Rushing, Esq. at rushing@carverdarden.com
Travis M. Morock, Esq. at morock@carverdarden.com
William R. Hahn, Esq. at hahn@carverdarden.com

Andrew Easler, Esq. at andrew@easlerlaw.com
Jennifer Altreche, Esq. at jennifer@easlerlaw.com
Carroll Sanders, Esq. at carroll@cgsllaw.org

Filing # 196028682 E-Filed 04/11/2024 04:44:02 PM

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

**RICHARD A. FREEMAN a.k.a. RICKY
FREEMAN,**

Plaintiff,

CASE NO.: 2023 CA 00 2745

vs.

DANNY, LLC,

Defendant.

_____ /

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN that RICHARD A. FREEMAN a.k.a RICKY FREEMAN, Plaintiff/Appellant, appeals to the First District Court of Appeals for Florida, the Order Granting Defendant's Motion to Dismiss Complaint and Granting Defendant's Motion to Dissolve Lis Pendens rendered February 14, 2024 and Order Denying Plaintiff's Motion for Rehearing on Defendant's Motion to Dismiss and Motion to Dissolve Lis Pendens rendered March 20, 2024. A conformed copy of the Order Granting Defendant's Motion to Dismiss Complaint and Granting Defendant's Motion to Dissolve Lis Pendens and Order Denying Plaintiff's Motion for Rehearing on Defendant's Motion to Dismiss and Motion to Dissolve Lis Pendens are attached hereto, in accordance with Fla. R. App. P. 9.110 and 9.130. The nature of the Orders is final in that the aforementioned orders resulted in the dismissal, with prejudice, of all Plaintiff/Appellant's causes of action in the case. The Trial Court did reserve jurisdiction on the subject matter of attorney's fees and costs and that matter is on-going.

/s/ Jennifer Altreche _____
Jennifer Altreche, Esq.

Florida Bar No. 1027833
E-Mail: jennifer@easlerlaw.com
Carroll Sanders, Esq.
Florida Bar No. 52846
E-Mail: carroll@cgs-law.com
Andrew Easler, Esq.
Florida Bar No. 1027793
E-Mail: andrew@easlerlaw.com
Easler Law PLLC
508 N. Harbor City Blvd
Melbourne, Florida 32935
Tel: (321) 206-3603
Fax: (321) 622-5760
Secondary E-Mail: hello@easlerlaw.com
Attorneys for Richard A. Freeman

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing has been has been e-filed with the Clerk of Court and furnished via electronic mail to: Travis M. Morock, Esq., morock@carverdarden.com, William R. Hahn, Esq., hahn@carverdarden.com, 151 W. Main Street, Suite 200, Pensacola, FL 32502 on April 11, 2024.

/s/ Jennifer Altreche _____
Jennifer Altreche, Esq.
Florida Bar No. 1027833
E-Mail: jennifer@easlerlaw.com
Carroll Sanders, Esq.
Florida Bar No. 52846
E-Mail: carroll@cgs-law.com
Andrew Easler, Esq.
Florida Bar No. 1027793
E-Mail: andrew@easlerlaw.com
Easler Law PLLC
508 N. Harbor City Blvd
Melbourne, Florida 32935
Tel: (321) 206-3603
Secondary E-Mail: hello@easlerlaw.com
Attorneys for Richard A. Freeman

Filing # 191955761 E-Filed 02/14/2024 02:07:11 PM

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

RICHARD A. FREEMAN a/k/a RICKY
FREEMAN,
Plaintiff,

v.

CASE NO.: 2023 CA 002745
DIVISION: N

DANNY, LLC,
Defendant.

**ORDER GRANTING DEFENDANT'S MOTION TO DISMISS COMPLAINT AND
GRANTING DEFENDANT'S MOTION TO DISSOLVE LIS PENDENS**

THIS CAUSE came before the Court on Defendant, Danny LLC's Motion to Dismiss Complaint (the "Motion to Dismiss") and Defendant, Danny LLC's Motion to Dissolve Lis Pendens (the "Motion to Dissolve"), and the Court held said hearing on February 8, 2024. The Court, having reviewed Defendant's Motion to Dismiss and Motion to Dissolve, and Plaintiff, Richard A. Freeman a/k/a Ricky Freeman's Response to Defendant's Motion to Dismiss & Motion to Dissolve the Lis Pendens, having heard arguments from counsel, and being otherwise fully advised in these premises it is therefore:

ORDERED AND ADJUDGED that Defendant's Motion to Dismiss Complaint is hereby GRANTED, and the Plaintiff's Complaint is DISMISSED WITH PREJUDICE.

IT IS FURTHER ORDERED AND ADJUDGED that Defendant's Motion to Dissolve Lis Pendens is hereby GRANTED, and Plaintiff's Notice of Lis Pendens dated September 10, 2023, and recorded in Official Records Book 9048, Page 148 of the public records of Escambia County, Florida, is hereby DISSOLVED, CANCELLED, AND RELEASED.

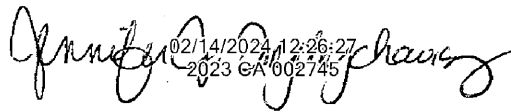
IT IS FURTHER ORDERED AND ADJUDGED that Plaintiff's Emergency Verified Motion for Temporary Injunction is DENIED AS MOOT.

IT IS FURTHER ORDERED AND ADJUDGED that this Court reserves jurisdiction to determine an award of reasonable attorneys' fees and costs to Defendant as the prevailing party

pursuant to Florida Statute § 415.1111, as well as pursuant to Defendant's Motion for Sanctions Pursuant to Florida Statute § 57.105.

In support of its rulings, the Court relies on Defendant's Motion(s) and applicable law. The Court finds these matters are collaterally estopped pursuant to the exhibits filed in the instant case, originally filed in 2021 CA 002387, Circuit Court in and for Escambia County, Florida, Division E.

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



02/14/2024 12:26:27
2023 GA 002745

signed by CIRCUIT COURT JUDGE JENNIFER J FRYDRYCHOWICZ, 02/14/2024 12:26:27 KDF4R4W8

JENNIFER J. FRYDRYCHOWICZ
Circuit Court Judge

Parties will receive service from the Courts at the e-mail designations on the service list of the e-Portal. The attorney/movant shall effectuate service upon any party not registered on the service list of the e-Portal and file a Certificate of Compliance within five (5) business days.

Copies furnished to:

Robert S. Rushing, Esq. at rushing@carverdarden.com
Travis M. Morock, Esq. at morock@carverdarden.com
William R. Hahn, Esq. at hahn@carverdarden.com

Andrew Easler, Esq. at andrew@easlerlaw.com
Jennifer Altreche, Esq. at jennifer@easlerlaw.com
Carroll Sanders, Esq. at carroll@cgsllaw.org

Filing # 194473481 E-Filed 03/20/2024 05:50:58 PM

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

RICHARD A FREEMAN,
Plaintiff,

v.

DANNY LLC,
Defendant.

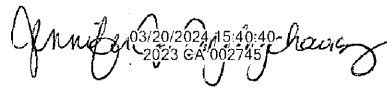
CASE NO.: 2023 CA 002745
DIVISION: N

**ORDER DENYING PLAINTIFF'S MOTION FOR REHEARING ON DEFENDANT'S
MOTION TO DISMISS AND MOTION TO DISSOLVE LIS PENDENS**

THIS MATTER is before the Court on Plaintiff's Motion for Rehearing, e-filed on February 26, 2024 and Defendant's Response in Opposition, e-filed on March 6, 2024. The Court has reviewed filings and their exhibits as well as applicable case law. The Court being otherwise advised in the premises, it is hereby

ORDERED AND ADJUDGED that Plaintiff's Motion is DENIED.

DONE AND ORDERED at Pensacola, Escambia County, Florida.



Signed by CIRCUIT COURT JUDGE JENNIFER J FRYDRYCHOWICZ 03/20/2024 05:46:40 BRDXV106

JENNIFER J. FRYDRYCHOWICZ
CIRCUIT JUDGE

DUE TO THE NUMBER OF CASES THIS DIVISION HANDLES, IT IS THE RESPONSIBILITY OF THE PLAINTIFF TO NOTIFY MY JUDICIAL ASSISTANT IMMEDIATELY IF THE CASE SHOULD SETTLE.

Parties will receive service from the Courts at the e-mail designations on the service list of the e-Portal. The attorney/movant shall effectuate service upon any party not registered on the service list of the e-Portal and file a Certificate of Compliance within five (5) business days.

Copies to:
ANDREW EASLER, Attorney for Plaintiff
TRAVIS MOROCK, Attorney for Defendant

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. please contact:

**Court Administration, ADA Liaison
Escambia County
190 Governmental Center, 5th Floor
Pensacola, FL 32502
Phone (850) 595-4400 Fax (850) 595-0369
ADA.Escambia@flcourts1.gov**

at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

M A N D A T E

from

FIRST DISTRICT COURT OF APPEAL STATE OF FLORIDA

This case having been brought to the Court, and after due consideration the Court having issued its opinion;

YOU ARE HEREBY COMMANDED that further proceedings, if required, be had in accordance with the opinion of this Court, and with the rules of procedure, and laws of the State of Florida.

WITNESS the Honorable Chief Judge Timothy D. Osterhaus, Chief Judge, of the District Court of Appeal of Florida, First District, and the seal of said Court at Tallahassee, Florida, on this day.

May 13, 2024

Richard A. Freeman,
Appellant(s)

v.

Danny, LLC, Larry W. Fowler; Debra B. Fowler; and County of Escambia,
State of Florida,
Appellee(s).

DCA Case 1D2023-2208
L.T. No.: 2021 CA 2387

RECEIVED

By Escambia County Clerk of Court at 10:40 am, May 13, 2024

TH

Mandate and opinion to follow to: Escambia Clerk

cc: (without opinion):

Jennifer Altreche

Escambia Clerk

Andrew David Easler

Debra B. Fowler

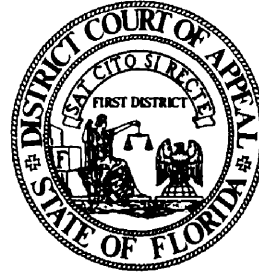
Larry W. Fowler

Case 1D2023-2208

Page < 2 >

William R. Hahn
Travis Morock
Robert Sterling Rushing
Carroll G. Sanders

~~1D2023-2208~~ May 13, 2024
Kristina Samuels, Clerk
1D2023-2208 May 13, 2024



RECEIVED

By Escambia County Clerk of Court at 10:40 am, May 13, 2024

FIRST DISTRICT COURT OF APPEAL
STATE OF FLORIDA

No. 1D2023-2208

RICHARD A. FREEMAN,

Appellant,

v.

DANNY, LLC, LARRY W. FOWLER;
DEBRA B. FOWLER; and COUNTY
OF ESCAMBIA, STATE OF
FLORIDA,

Appellees.

On appeal from the Circuit Court for Escambia County.
Jan Shackelford, Judge.

February 29, 2024

PER CURIAM.

AFFIRMED.

ROBERTS, WINOKUR, and LONG, JJ., concur.

Not final until disposition of any timely and authorized motion under Fla. R. App. P. 9.330 or 9.331.

Carroll G. Sanders, Jennifer Altreche, and Andrew D. Easler of Easler Law PLLC, Melbourne, for Appellant.

Travis M. Morock, William R. Hahn, and Robert S. Rushing of Carver, Darden, Koretzky, Tessier, Finn, Blossman & Areaux, LLC, Pensacola, for Appellee Danny, LLC.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04090 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 16, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

DANNY LLC 151 MAIN STREET SUITE 200 PENSACOLA, FL 32502	RICHARD FREEMAN C/O JENNIFER ALTRECHE ESQ, CARROLL SANDERS, ESQ AND ANDREW EASLER, ESQ OF EASLER LAW PLLC 508 N HARBOR CITY BLVD MELBOURNE, FL 32935	
	RICHARD FREEMAN 16 GLYNQUIST AVE PENSACOLA FL 32526	NATHANIAL FREEMAN 16 GLYNQUIST AVE PENSACOLA FL 32526
	DANNY LLC 16 GLYNQUIST AVE PENSACOLA FL 32526	BEACH COMMUNITY BANK 17 SE EGLIN PKWY FORT WALTON BEACH FL 32548
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 16th day of January 2025.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 04090, issued the 1st day of June, A.D., 2022 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 7 BLK 3 SAUFLEY HEIGHTS PB 1 P 89 OR 2887 P 631 OR 6206 P 517

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091963000 (0325-61)

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

DANNY LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of March, which is the **5th day of March 2025**.

Dated this 17th day of January 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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.

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 March 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

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LT 7 BLK 3 SAUFLEY HEIGHTS PB 1 P 89 OR 2887 P 631 OR 6206 P 517

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091963000 (0325-61)

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

DANNY LLC

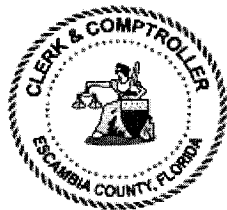
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of March, which is the 5th day of March 2025.

Dated this 16th day of January 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Post Property:

16 GLYNQUIST AVE 32526



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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 March 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 04090, issued the 1st day of June, A.D., 2022 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 7 BLK 3 SAUFLEY HEIGHTS PB 1 P 89 OR 2887 P 631 OR 6206 P 517

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091963000 (0325-61)

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

DANNY LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of March, which is the 5th day of March 2025.

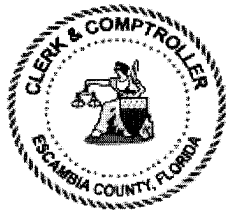
Dated this 16th day of January 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

DANNY LLC
151 MAIN STREET SUITE 200
PENSACOLA, FL 32502

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.

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0325-61

Document Number: ECSO25CIV002362NON

Agency Number: 25-003003

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04090 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: DANNY LLC

Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/28/2025 at 8:59 AM and served same at 8:55 AM on 1/29/2025 in ESCAMBIA COUNTY, FLORIDA, by serving DANNY LLC , the within named, to wit: KATHY HART, SECRETARY FOR REGISTERED AGENT-CARVER DARDEN.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


L. LITTLEJOHN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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 March 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 04090, issued the 1st day of June, A.D., 2022 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 7 BLK 3 SAUFLEY HEIGHTS PB 1 P 89 OR 2887 P 631 OR 6206 P 517

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091963000 (0325-61)

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

DANNY LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of March, which is the 5th day of March 2025.

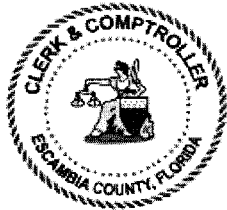
Dated this 16th day of January 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

DANNY LLC
151 MAIN STREET SUITE 200
PENSACOLA, FL 32502

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.

ESCAMBIA COUNTY FL
CLERK OF THE CIRCUIT COURT
VIL GR

2025 JAN 28 AM 9:59

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0325.61

Document Number: ECSO25CIV002542NON

Agency Number: 25-003071

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04090 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE DANNY LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/28/2025 at 9:03 AM and served same at 9:23 AM on 1/29/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: *A. Duda* 928
A. DUDA, 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 March 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 04090**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 7 BLK 3 SAUFLEY HEIGHTS PB 1 P 89 OR 2887 P 631 OR 6206 P 517

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091963000 (0325-61)

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

DANNY LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of March, which is the **5th day of March 2025.**

Dated this 16th day of January 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Post Property:

16 GLYNQUIST AVE 32526



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

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY FLA
CLERK'S OFFICE
JAN 17 2025 AM 9:03

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.

DANNY LLC [0325-61]
151 MAIN STREET SUITE 200
PENSACOLA, FL 32502

9171 9690 0935 0128 0636 25

RICHARD FREEMAN [0325-61]
C/O JENNIFER ALTRECHE ESQ, CARROLL
SANDERS, ESQ AND ANDREW EASLER, ESQ OF
EASLER LAW PLLC
508 N HARBOR CITY BLVD
MELBOURNE, FL 32935

9171 9690 0935 0128 0634 27

RICHARD FREEMAN [0325-61]
16 GLYNQUIST AVE
PENSACOLA FL 32526

9171 9690 0935 0128 0634 34

NATHANIAL FREEMAN [0325-61]
16 GLYNQUIST AVE
PENSACOLA FL 32526

9171 9690 0935 0128 0634 41

DANNY LLC [0325-61]
16 GLYNQUIST AVE
PENSACOLA FL 32526

9171 9690 0935 0128 0634 58

BEACH COMMUNITY BANK [0325-61]
17 SE EGLIN PKWY
FORT WALTON BEACH FL 32548

9171 9690 0935 0128 0634 65

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0325-61]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 0634 72

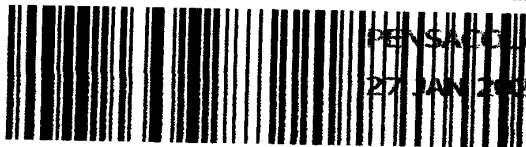
ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0325-61]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0128 0634 89

✓
Contact
Sheriff

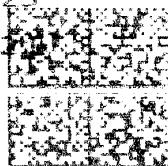
CERTIFIED MAIL™

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



9171 9690 0935 0128 0634 41

PENSACOLA FL 325
27 JAN 2025 PM 1:44



quadrant
FIRST CLASS MAIL
(M)
5008.16
01272025 24 30 52
043M3121920

US POSTAGE

FWD

NATHANIAL FREEMAN [0325-61]
16 GLYNQUIST AVE
PENSACOLA FL 32526

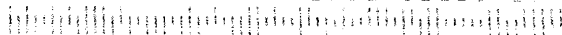
032502583335

~~032502583335~~
~~032502583335~~

NIXIE 326 FE 1 0002/13/25

RELAY TO SERVICE
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335 *2738-02820-27-36



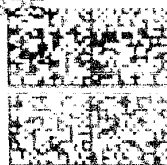
CERTIFIED MAIL™



9171 9690 0935 0128 0634 58

PENSACOLA FL 325

23 JAN 2025 PM



quadrant

FIRST CLASS MAIL
IM

\$008.16

01/27/2025 2:07:00 PM
349331 325

US POSTAGE

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

FWD

DANNY LLC [0325-61]
16 GLYNQUIST AVE
PENSACOLA FL 32526

032506060002080000

NIXIE 326 FE 1 0002/13/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 325002583535 *2738-02802-27-36

COPIES BY VENDOR
DATE 01/27/2025



Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE - 03-05-2025 - TAX CERTIFICATE #04090

in the CIRCUIT Court

was published in said newspaper in the issues of

JANUARY 30 & FEBRUARY 6, 13, 20, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver
Date: 2025.02.20 10:07:07 -06'00'

PUBLISHER

Sworn to and subscribed before me this 20TH day of FEBRUARY
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.02.20 10:15:39 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2028
Commission No. HH 535214

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 04090, issued the 1st day of June, A.D., 2022 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 7 BLK 3 SAUFLEY HEIGHTS PB 1 P 89 OR 2887 P 631 OR 6206 P 517 SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091963000 (0325-61)

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

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of March, which is the 5th day of March 2025.

Dated this 27th day of January 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-01-30-02-06-13-20-2025

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: 091963000 Certificate Number: 004090 of 2022**

**Payor: DANNY LLC 11940 SAN VICENTE BLVD SUITE 105 LOS ANGELES CA 90049 Date
 2/28/2025**

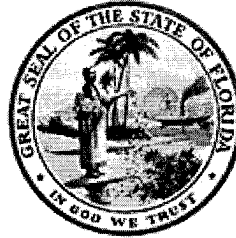
Clerk's Check #	641520	Clerk's Total	\$531.24
Tax Collector Check #	1	Tax Collector's Total	\$5,599.08
		Postage	\$65.60
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$6,212.92

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>

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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**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

**Case # 2022 TD 004090
 Redeemed Date 2/28/2025**

Name DANNY LLC 11940 SAN VICENTE BLVD SUITE 105 LOS ANGELES CA 90049

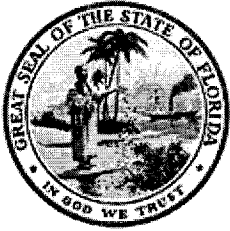
Clerk's Total = TAXDEED	\$531.24
Due Tax Collector = TAXDEED	\$5,599.08
Postage = TD2	\$65.60
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 091963000 Certificate Number: 004090 of 2022

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="3/5/2025"/>	Redemption Date <input type="text" value="2/28/2025"/>
Months	11	10
Tax Collector	<input type="text" value="\$4,800.71"/>	<input type="text" value="\$4,800.71"/>
Tax Collector Interest	\$792.12	\$720.11
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,599.08	<input type="text" value="\$5,527.07"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$75.24	<input type="text" value="\$68.40"/>
Total Clerk	\$531.24	<input type="text" value="\$524.40"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$65.60"/>	<input type="text" value="\$65.60"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$6,212.92	\$6,134.07
	Repayment Overpayment Refund Amount	<input type="text" value="\$78.85 + 40.00 = \$118.85"/>
Book/Page	<input type="text" value="9145"/>	<input type="text" value="1856"/> Redeemer



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



2024

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
09-1963-000	06		391S313340007003

DANNY LLC
 SUITE 200
 151 MAIN STREET
 PENSACOLA, FL 32502

PROPERTY ADDRESS:
 16 GLYNQUIST AVE

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

22 / 4090

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED	
COUNTY	6.6165	114,893	0	114,893	760.19	
PUBLIC SCHOOLS						
BY LOCAL BOARD	1.7520	114,893	0	114,893	201.29	
BY STATE LAW	3.0950	114,893	0	114,893	355.59	
WATER MANAGEMENT	0.0218	114,893	0	114,893	2.50	
SHERIFF	0.6850	114,893	0	114,893	78.70	
M.S.T.U. LIBRARY	0.3590	114,893	0	114,893	41.25	
ESCAMBIA CHILDRENS TRUST	0.4043	114,893	0	114,893	46.45	
TOTAL MILLAGE 12.9336				AD VALOREM TAXES \$1,485.97		

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
LT 7 BLK 3 SAUFLEY HEIGHTS PB 1 P 89 OR 8905 P 508	FP FIRE PROTECTION		125.33
	NON-AD VALOREM ASSESSMENTS		\$125.33

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$1,611.30

If Paid By	Feb 28, 2025	Mar 31, 2025			
Please Pay	\$1,595.19	\$1,611.30			

RETAIN FOR YOUR RECORDS

2024 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
 Escambia County Tax Collector

P.O. BOX 1312
 PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Feb 28, 2025
	1,595.19

AMOUNT IF PAID BY	Mar 31, 2025
	1,611.30

AMOUNT IF PAID BY

AMOUNT IF PAID BY

AMOUNT IF PAID BY

DO NOT FOLD, STAPLE, OR MUTILATE

PRIOR YEAR(S) TAXES OUTSTANDING

ACCOUNT NUMBER
09-1963-000
PROPERTY ADDRESS
16 GLYNQUIST AVE

DANNY LLC
 SUITE 200
 151 MAIN STREET
 PENSACOLA, FL 32502