



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

0325.92

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	LB-AMNIA14, LLC LB-AMNIA14, LLC % SB MUNI CUST PO BOX 31191 TAMPA, FL 33631-3191	Application date	Apr 29, 2024
Property description	RANSKI EDWARD 309 CROWDALE RD CANTONMENT, FL 32533 309 CROWDALE RD 11-2478-300 BEG AT NE COR OF NW1/4 OF SE1/4 S 00 DEG 42 MIN 59 SEC E AND ALG E LI OF SD NW1/4 231 50/100 FT FOR (Full legal attached.)	Certificate #	2022 / 5664
		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)
# 2022/5664	06/01/2022	366.62	18.33	384.95
→Part 2: Total*				384.95

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)
# 2023/5818	06/01/2023	390.33	6.25	64.40	460.98
# 2021/5255	06/01/2021	347.11	6.25	182.23	535.59
# 2020/6692	06/01/2020	310.37	6.25	214.16	530.78
# 2019/6309	06/01/2019	346.08	6.25	170.16	522.49
# 2018/6648	06/01/2018	352.64	6.25	140.84	499.73
# 2017/6494	06/01/2017	357.90	6.25	315.62	679.77
Part 3: Total*					3,229.34

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	3,614.29
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	325.07
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	4,314.36

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: *JoAnn Mustain*
Signature, Tax Collector or Designee

Escambia, Florida
Date May 7th, 2024

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>09/03/2025</u> <u>3/5/2025</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

+ \$6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT NE COR OF NW1/4 OF SE1/4 S 00 DEG 42 MIN 59 SEC E AND ALG E LI OF SD NW1/4 231 50/100 FT FOR POB S 00 DEG 42 MIN 59 SEC E ALG SAME COURSE 150 FT S 89 DEG 13 MIN 36 SEC W AND PARL WITH N LI OF NW1/4 674 50/100 FT N 00 DEG 44 MIN 28 SEC W AND PARL WITH W LI OF SD NW1/4 133 01/100 FT N 89 DEG 13 MIN 36 SEC E AND PARL WITH N LI OF NW1/4 64 58/100 FT N 00 DEG 44 MIN 28 SEC W 38 50/100 FT N 89 DEG 13 MIN 36 SEC E AND PARL WITH N LI OF NW1/4 210 FT S 00 DEG 42 MIN 59 SEC E 21 50/100 FT N 89 DEG 13 MIN 36 SEC E & PARL N LI 400 FT TO POB OR 1387 P 484 LESS OR 1557 P 929 HOLSBERRY L V EST OR 4535 P 801 LESS OR 5072 P 877 RD R/W

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400871

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
LB-AMNIA14, LLC
LB-AMNIA14, LLC % SB MUNI CUST
PO BOX 31191
TAMPA, FL 33631-3191,

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

Account Number	Certificate No.	Date	Legal Description
11-2478-300	2022/5664	06-01-2022	BEG AT NE COR OF NW1/4 OF SE1/4 S 00 DEG 42 MIN 59 SEC E AND ALG E LI OF SD NW1/4 231 50/100 FT FOR POB S 00 DEG 42 MIN 59 SEC E ALG SAME COURSE 150 FT S 89 DEG 13 MIN 36 SEC W AND PARL WITH N LI OF NW1/4 674 50/100 FT N 00 DEG 44 MIN 28 SEC W AND PARL WITH W LI OF SD NW1/4 133 01/100 FT N 89 DEG 13 MIN 36 SEC E AND PARL WITH N LI OF NW1/4 64 58/100 FT N 00 DEG 44 MIN 28 SEC W 38 50/100 FT N 89 DEG 13 MIN 36 SEC E AND PARL WITH N LI OF NW1/4 210 FT S 00 DEG 42 MIN 59 SEC E 21 50/100 FT N 89 DEG 13 MIN 36 SEC E & PARL N LI 400 FT TO POB OR 1387 P 484 LESS OR 1557 P 929 HOLSBERRY L V EST OR 4535 P 801 LESS OR 5072 P 877 RD R/W

I agree to:

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

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

Electronic signature on file
LB-AMNIA14, LLC
LB-AMNIA14, LLC % SB MUNI CUST
PO BOX 31191
TAMPA, FL 33631-3191

04-29-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

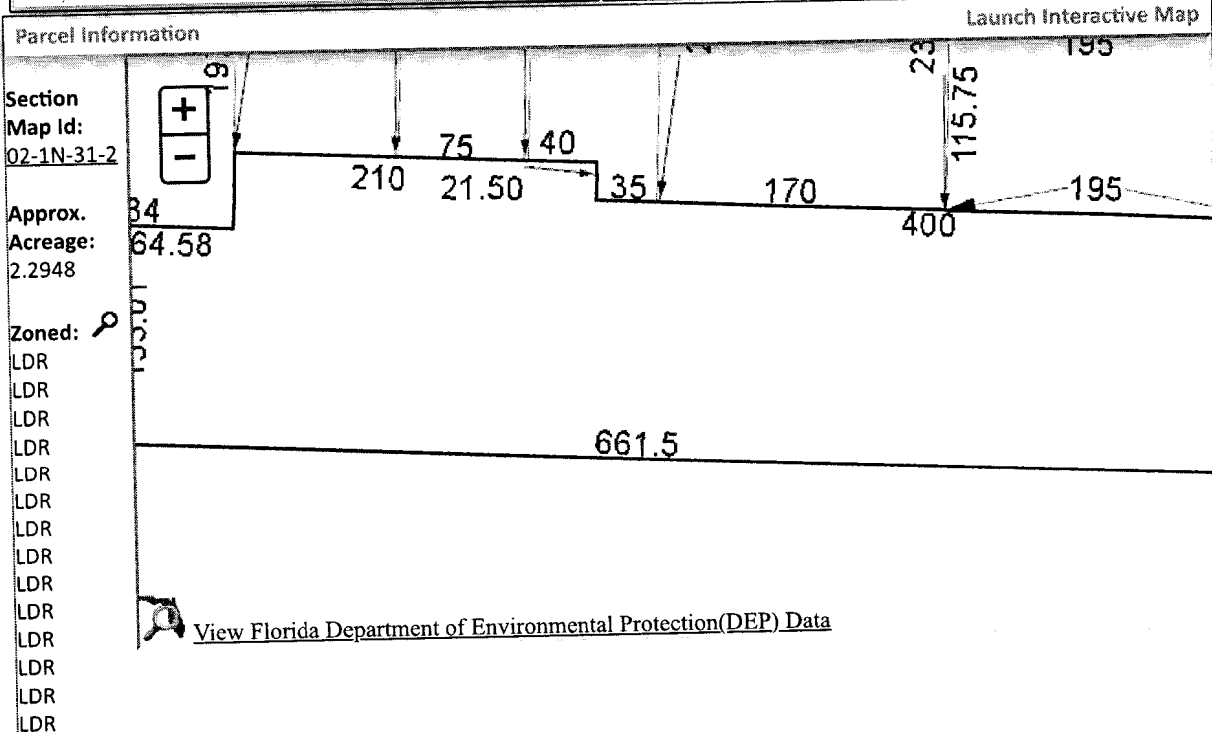
[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information						Assessments				
Parcel ID:	021N314201000003					Year	Land	Imprv	Total	Cap Val
Account:	112478300					2023	\$22,656	\$0	\$22,656	\$22,656
Owners:	RANSKI EDWARD					2022	\$22,656	\$0	\$22,656	\$21,962
Mail:	309 CROWDALE RD CANTONMENT, FL 32533					2021	\$22,656	\$0	\$22,656	\$19,966
Situs:	309 CROWDALE RD 32533					Disclaimer				
Use Code:	VACANT RESIDENTIAL					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						2023 Certified Roll Exemptions				
Sales Data						None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	Legal Description				
03/2000	4535	801	\$65,000	WD		BEG AT NE COR OF NW1/4 OF SE1/4 S 00 DEG 42 MIN 59				
09/1998	4466	853	\$100	QC		SEC E AND ALG E LI OF SD NW1/4 231 50/100 FT FOR POB S				
10/1979	1387	484	\$100	WD		00...				
09/1979	1370	389	\$9,600	WD		Extra Features				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						None				

Sales Data					Official Records (New Window)
Sale Date	Book	Page	Value	Type	
03/2000	4535	801	\$65,000	WD	
09/1998	4466	853	\$100	QC	
10/1979	1387	484	\$100	WD	
09/1979	1370	389	\$9,600	WD	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					



LDR
LDR
LDR

**Evacuation
& Flood
Information**
Open
Report

Buildings

Images

None

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

Last Updated:05/08/2024 (tr.7056)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **LB-AMNIA14 LLC** holder of **Tax Certificate No. 05664**, 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:

(see attached)

SECTION 02, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112478300 (0325-92)

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

EDWARD RANSKI

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

LEGAL DESCRIPTION

BEG AT NE COR OF NW1/4 OF SE1/4 S 00 DEG 42 MIN 59 SEC E AND ALG E LI OF SD NW1/4 231 50/100 FT FOR POB S 00 DEG 42 MIN 59 SEC E ALG SAME COURSE 150 FT S 89 DEG 13 MIN 36 SEC W AND PARL WITH N LI OF NW1/4 674 50/100 FT N 00 DEG 44 MIN 28 SEC W AND PARL WITH W LI OF SD NW1/4 133 01/100 FT N 89 DEG 13 MIN 36 SEC E AND PARL WITH N LI OF NW1/4 64 58/100 FT N 00 DEG 44 MIN 28 SEC W 38 50/100 FT N 89 DEG 13 MIN 36 SEC E AND PARL WITH N LI OF NW1/4 210 FT S 00 DEG 42 MIN 59 SEC E 21 50/100 FT N 89 DEG 13 MIN 36 SEC E & PARL N LI 400 FT TO POB OR 1387 P 484 LESS OR 1557 P 929 HOLSBERRY L V EST OR 4535 P 801 LESS OR 5072 P 877 RD R/W



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 #: 11-2478-300 CERTIFICATE #: 2022-5664

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 20, 2004 to and including November 20, 2024 Abstractor: Vicki Campbell

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 22, 2024

Tax Account #: **11-2478-300**

1. The Grantee(s) of the last deed(s) of record is/are: **EDWARD RANSKI**
By Virtue of Warranty Deed recorded 3/17/2000 in OR 4535/801
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 8/6/2013 – OR 7056/1104 together with Cost Order recorded 4/28/2014 – OR 7162/1892**
 - b. **Code Enforcement Order in favor of Escambia County recorded 5/8/2017 – OR 7708/814 amended OR 7726/578 together with Cost Order recorded 8/21/2018 in OR 7953/419**
4. Taxes:

Taxes for the year(s) 2016-2023 are delinquent.
Tax Account #: 11-2478-300
Assessed Value: \$24,921.00
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 #: 11-2478-300

CERTIFICATE #: 2022-5664

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.

EDWARD RANSKI
309 CROWDALE RD
CANTONMENT, FL 32533

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

Certified and delivered to Escambia County Tax Collector, this 22nd 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 #:11-2478-300

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT NE COR OF NW1/4 OF SE1/4 S 00 DEG 42 MIN 59 SEC E AND ALG E LI OF SD NW1/4 231 50/100 FT FOR POB S 00 DEG 42 MIN 59 SEC E ALG SAME COURSE 150 FT S 89 DEG 13 MIN 36 SEC W AND PARL WITH N LI OF NW1/4 674 50/100 FT N 00 DEG 44 MIN 28 SEC W AND PARL WITH W LI OF SD NW1/4 133 01/100 FT N 89 DEG 13 MIN 36 SEC E AND PARL WITH N LI OF NW1/4 64 58/100 FT N 00 DEG 44 MIN 28 SEC W 38 50/100 FT N 89 DEG 13 MIN 36 SEC E AND PARL WITH N LI OF NW1/4 210 FT S 00 DEG 42 MIN 59 SEC E 21 50/100 FT N 89 DEG 13 MIN 36 SEC E & PARL N LI 400 FT TO POB OR 1387 P 484 LESS OR 1557 P 929 HOLSBERRY L V EST OR 4535 P 801 LESS OR 5072 P 877 RD R/W

SECTION 02, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-2478-300 (0325-92)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

✓ This Instrument Prepared by: Josephine Reynolds,
An Officer of Associated Land Title Group, Inc.,
4900 Bayou Blvd., Suite 201, Pensacola, FL 32503,
For Purposes of Title Ins.
File # [REDACTED]
Parcel ID # 02-1N-31-4201-000-003

OR BK 4535 PG0801
Escambia County, Florida
INSTRUMENT 00-715727

DEED DOC STAMPS PD @ ESC CO \$ 455.00
03/17/00 ERNIE LEE MAGAWA, CLERK
By: Sally Ann

19.50
455.00

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made March 14, 2000, BETWEEN

Bret A. Helton, an unmarried man
whose post office address is P.O. Box 728 Silverhill, AL 36576
grantor, and

Edward Ranski (SS# 321) whose post office address is 321 Crowndale Rd. Cantonment, FL 32513, grantee.

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

See Schedule A attached hereto and by this reference made a part hereof.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby. Subject to taxes and assessments for the year 2000.

"ABUTTING ROADWAY MAINTENANCE DISCLOSURE", attached hereto as exhibit.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Henry R. Robbins
WITNESS SIGNATURE

Bret A. Helton
Bret A. Helton

Henry R. Robbins
WITNESS PRINTED NAME

Don H. Hart
WITNESS SIGNATURE

Don H. Hart
WITNESS PRINTED NAME

STATE OF Florida

COUNTY OF Escambia

I HEREBY CERTIFY, that on March 14, 2000, before me personally appeared Bret A. Helton who is personally known to me or has produced the identification identified below, who is the person described in and who executed the foregoing instrument, and who after being duly sworn says that the execution hereof is free act and deed for the uses and purposes herein mentioned.

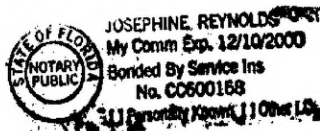
SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

() To me personally known (☒) Identified by Driver's License () Identified by _____

My Commission Expires: _____

Commission No.: _____

Josephine Reynolds
Notary Public
Josephine Reynolds
PLEASE PRINT OR TYPE NAME AS IT APPEARS



**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

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

Name of Roadway: 309 Crowndale Road

Legal Address of Property: 02-1N-31,

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

This form completed by: Bret A. Helton

AS TO SELLER(S):

[Signature]
Witness name: Don H. Hart

Henry K. Robbins
Witness name: *Henry K. Robbins*

Bret A. Helton
Bret A. Helton

AS TO BUYER(S):

[Signature]
Witness name: Don H. Hart

Henry K. Robbins
Witness name: *Henry K. Robbins*

Edward Ranski
Edward Ranski

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

Schedule A

Commencing at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 1 North, Range 31 West, Escambia County, Florida, thence South 00°42'59" East and along the East line of said Northwest 1/4 for 231.5 feet to the Point of Beginning, thence continue South 00°42'59" East along same course for 150.0 feet, thence South 89°13'36" West and parallel with the North line of said Northwest 1/4 for 674.5 feet, thence North 00°44'28" West and parallel with the West line of said Northwest 1/4 for 133.01 feet, thence North 89°13'36" East and parallel with the North line of said Northwest 1/4 for 64.58 feet, thence North 00°44'28" West for 38.5 feet, thence North 89°13'36" East and parallel with the North line of said Northwest 1/4 for 210.00 feet, thence South 00°42'59" East for 21.5 feet, thence North 89°13'36" East and parallel the North line of said Northwest 1/4 for 400.00 feet to the Point of Beginning.

Less the following for road right of way:

Commencing at the Northeast corner of the Northwest 1/4 of Southeast 1/4 of Section 2, Township 1 North, Range 31 West, of said County and State, thence South 00°42'59" East and along the East line of said Northwest 1/4 for 381.50 feet for the Point of Beginning, retrace the said line North 00°42'59" West for 90.0 feet more or less, to a point designated as Point "H" in the Easterly line of Crowndale Road, as shown on attached print of survey by V.G. Schumer, Registered Land Surveyor No. 3578, State of Florida, and thence from the aforesaid Point of Beginning run South 89°13'26" West for 13.0 feet to a point in the Easterly line of said Crowndale Road, thence run Northerly along said Easterly right of way line of said road to said Point "H", being the portion of the lands conveyed to us, the Grantors, by Warranty Deed dated October 30, 1979 and of record in Official Record Book 1387, at Page 484 of the Public Records of said County, which lies Easterly of said Crowndale Road.

TOGETHER WITH A DOUBLE WIDE MOBILE HOME LOCATED ON THE ABOVE DESCRIBED PROPERTY, DESCRIBED AS FOLLOWS:

ID NO. GAFL2AE51344031 and GAFL2BE51344031
FL. TITLE NO.: 44975913 and 44994615
MAKE: SPRI

File No: XXXXXXXXXX

RCD Mar 17, 2000 08:12 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-715727

LESS ROAD R/W PARCEL

Crowndale Road
A portion of parcel 02-1N-31-4201-000-003

OR BK 5072 PG0877
Escambia County, Florida
INSTRUMENT 2003-061346

DEED DOC STAMPS PD @ ESC CO \$ 0.70
02/19/03 ERNIE LEE-MAGNOLIA CLERK

WARRANTY DEED

By: [Signature]

THIS INDENTURE, made and entered into this 18th day of DECEMBER, 2002, by and between Edward Ranski, A/K/A Edward Wayne Rawski, whose address is 221 Crowndale Road, Cantonment, Florida 32533 as Grantor, and Escambia County, Florida, a political subdivision of the State of Florida, whose address is 223 Palafox Street, Pensacola, Florida 32501, as Grantee.

WITNESSETH:

That Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable considerations to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these present does hereby grant, bargain, sell and convey unto the said Grantee, its successor and assigns forever, the real property described in Exhibit "A" attached hereto, lying and being in Escambia County, Florida.

And the Grantor does hereby fully warrant the title to said lands and will defend the same against the lawful claims of all persons whomsoever, except for taxes for the year of 2002 subsequent to the day of transfer. Grantor does hereby waive any and all right to compensation for the property other than as provided herein. **THE WARRANTIES OF THIS DEED ARE LIMITED TO THE PERIOD OF TIME THE SAID GRANTOR HAS OWNED SAID LAND.**

Provided, however, the GRANTOR reserves unto themselves, their successors or assigns, ALL minerals, including oil and gas, on, in, or under said land, but as long as said land shall be used for Public, State or Federal highway purposes, GRANTOR shall not be permitted to use the surface of said land for purposes of drilling, mining, or extracting minerals on, in, or under said land or in anywise using the surface of said land in any manner inconsistent with the use as a Public, State or Federal highway.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on the day and year first above written.

[Signature]
Witness

R. J. BOHANNON
Print or Type Name

Mary M. Shoemaker
Witness

Mary M. Shoemaker
Print or Type Name

GRANTOR:

Edward Wayne Rawski
Edward Wayne Rawski

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18th day of DECEMBER, 2002, by Edward Wayne Rawski, who is (☒) personally known to me, (☐) produced current Florida/Other _____ driver's license as identification, and/or (☐) produced current as identification.

(Notary Seal must be affixed)



"OFFICIAL SEAL"
R. J. BOHANNON
My Commission Expires Oct. 14, 2006
Comm. No. DD 80665

[Signature]
Notary Public

R. J. BOHANNON
Notary Name Printed

Commission Expires: _____

Commission Number: _____

Page 2
Warranty Deed From
Edward Wayne Rawski

OR BK 5072 PG0878
Escambia County, Florida
INSTRUMENT 2003-061346

ACCEPTANCE

TITLE TO THE ABOVE PROPERTY accepted for public use by the Chairman, on this 15th day of February, 2003, as authorized by action of the Board of County Commissioners of Escambia County, Florida at its meeting held on OCTOBER 7, 1999.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

Marie Young
Marie Young, Chairman

ATTEST: ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

Ernie Lee Magaha



This deed was prepared by
the Escambia County Engineering Department
1190 West Leonard Street, Pensacola, FL 32501
under the supervision of the County Attorney's Office

Return original Document after
Recording to County Engineering
1190 West Leonard Street
Pensacola, FL 32501

OR BK 5072 PG0879
Escambia County, Florida
INSTRUMENT 2003-061346

Parcel I.D. 02-1N-31-4201-000-003

Ranski, Edward
221 Crowndale Road
Cantonment, FL 32533

RCD Feb 19, 2003 12:03 pm
Escambia County, Florida

Exhibit "A"

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-061346

That part of:

A parcel of property in the Northeast quarter of Section 2, Township 1 North, Range 31 West, in Escambia County, Florida, more particularly described as follows:

Beginning at the Northeast corner of the Northwest ¼ of the Southeast ¼, run South 0°42'59" East along the East line of said Northwest ¼, for a distance of 231.50 feet for the Point of Beginning; thence South 0°42'59" East along the same course for a distance of 150 feet, then South 89°13'36" West and parallel with the North line of the Northwest ¼ for a distance of 674.50 feet, then North 0°44'28" West and parallel with the West line of said Northwest ¼ for a distance of 133.01 feet, then North 89°13'36" East and parallel with the North line of the Northwest ¼ for a distance of 64.58 feet, then North 0°44'28" West for a distance of 38.50 feet, thence North 89°13'36" East and parallel with the North line of the Northwest ¼ for a distance of 210 feet, then South 0°42'59" East for a distance of 21.50 feet, thence North 89°13'36" East and Parallel with the North Line for a distance of 400 feet to the Point of Beginning. Official Record Book 1387 P 484.

LESS Official Record Book 1557 P 929 Holsberry L V EST Official Record Book 4535 P 801

LESS

Lying within the boundaries of the following described parcel:

Description of Right of Way

A portion of Section 2, Township 1 North, Range 31 West, Escambia County, Florida, for County road right of way being 30 feet to either side of the described centerline, being more particularly described as follows:

COMMENCE AT NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE RUN SOUTH 56°45'22" EAST FOR A DISTANCE OF 44.11 FEET TO A POINT OF BEGINNING; THENCE RUN SOUTH 86°42'21" EAST FOR 1263.52 FEET; TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 97°17'54"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 127.36 FEET (CHORD = 112.60'; CHORD BEARING = S 38°03'25" E); THENCE RUN SOUTH 10°35'32" WEST FOR 80.22 FEET; TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 11°28'42"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 100.17 FEET (CHORD = 100.00'; CHORD BEARING = S04°51'11"W); TO A POINT OF REVERSE CURVE ON A CIRCULAR CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 05°47'46"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 50.58 FEET (CHORD = 50.56'; CHORD BEARING = S02°00'43"W); THENCE RUN SOUTH 04°54'37" WEST FOR A DISTANCE OF 293.07 FEET; TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 09°26'26"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 82.39 FEET (CHORD = 82.29'; CHORD BEARING = S09°37'50"W); TO A POINT OF REVERSE CURVE OF A CIRCULAR CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 07°21'54" THENCE RUN ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 64.27 FEET (CHORD = 64.23'; CHORD BEARING = S10°40'06"W); THENCE RUN SOUTH 06°59'09" WEST FOR 244.54 FEET TO A POINT OF TERMINATION. CONTAINING 3.11 ACRES MORE OR LESS.

(Subject to field verification)

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

ESCAMBIA COUNTY, FLORIDA

VS.

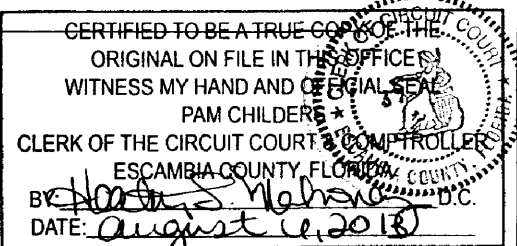
**CASE NO: CE#11-12-05665
LOCATION: 309 Crowndale Rd
PR# 021N314201000003**

**Edward Rawski
309 Crowndale Rd
Cantonment, FL 32533**

ORDER

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

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



- ☒ 30-203 Unsafe Building; Described as ☒ Main Structure ☐ Accessory Building(s)
☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☐ (o)
☒ (p) ☒ (q) ☒ (r) ☐ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Article 6 Commercial in residential and non permitted use
- ☐ LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits
- ☐ LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Repeat violation(s) _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that: EDWARD RAWSKI shall have until SEPTEMBER 28, 2013 to correct the violation and to bring the violation into compliance. Corrective action shall include:

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

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 50 .00 per day, commencing SEPTEMBER 29, 2013. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE(S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.


Costs in the amount of \$ 1100.00 are awarded in favor of Escambia County as the prevailing party against Edward RAWSKI.

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

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at Escambia Central Office Complex, 3363 W. Park Place, Pensacola, Florida 32504 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

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

DONE AND ORDERED at Escambia County, Florida on the 30th day of July, 2013.



Jeffrey T Sauer
Special Magistrate
Office of Environmental Enforcement

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

ESCAMBIA COUNTY, FLORIDA

vs.

Edward Rawski
309 Crowndale Road
Cantonment, FL 32533

Case No.: CE 11-12-05665
Location: 309 Crowndale Road
PR# 021N314201000003

ORDER

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of July 30, 2013; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (b) Trash & Debris, and 30-203 Main Structure (p) and (r). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. Escambia County having given the Respondent notice of the fines and abatement costs and the Respondent having failed to timely object thereto. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that in addition to the costs of \$1,100.00 imposed by the Order of Special Magistrate dated July 30, 2013, the following itemized fines and abatement fees are hereby imposed as follow:

Itemized	Cost
a. Fines (\$50.00 per day 9/29/13 - 1/22/14)	\$ 5,750.00
b. County Abatement Fees	\$ <u> .00 </u>
Total	\$ 5,750.00 which

together with the previously imposed costs of \$1,100.00 makes a total of \$6,850.00.

DONE AND ORDERED at Escambia County, Florida, this 24th day of April, 2014.



Special Magistrate
Office of Environmental Enforcement

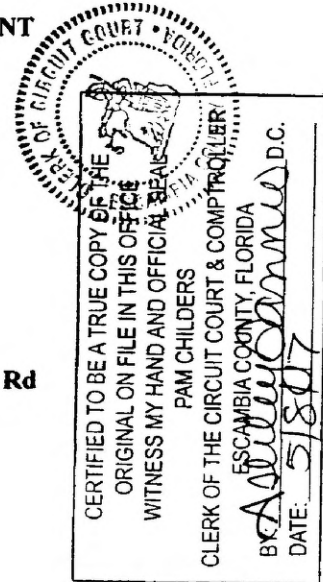
THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER
ESCAMBIA COUNTY FLORIDA,

VS.

CASE NO: CE#16-10-03337
LOCATION: 309 Crowndale Rd
PR# 021N314201000003

Ranski, Edward
309 Crowndale Rd
Cantonment, FL 32533
RESPONDENT




ORDER

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

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

- ☐ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)
- ☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☐ (o)
- ☐ (p) ☐ (q) ☐ (r) ☐ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Chapter 3 Commercial in residential and non permitted use
- ☐ LDC Chapter 2 Article 3 Land Disturbance without permits
- ☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign ROW
- ☒ Other LDC Chap 4, Art. 7, Sec 4-7.10
- ☒ Other Sec 4.7-3
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in June 1st
 the premises; it is hereby **ORDERED** that **RESPONDENT** shall have until ,
 2017 to correct the violation and to bring the violation into compliance.

Corrective action shall include:

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

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 30.00 per day, commencing June 2nd, 2017.

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

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

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

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

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

DONE AND ORDERED at Escambia County, Florida on the 2nd day of May, 2017.



John B Trawick
Special Magistrate
Office of Environmental Enforcement

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

VS.

**CASE NO: CE#16-10-03337
LOCATION: 309 Crowndale Rd
PR# 021N314201000003**

**Ranski, Edward
309 Crowndale Rd
Cantonment, FL 32533
RESPONDENT**

AMENDED ORDER

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

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

- ☒ 30-203 Unsafe Building; Described as ☐ Main Structure ☒ Accessory Building(s)
☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☐ (o)
☐ (p) ☐ (q) ☐ (r) ☐ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☒ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Chapter 3 Commercial in residential and non permitted use
- ☐ LDC Chapter 2 Article 3 Land Disturbance without permits
- ☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign ROW
- ☐ LDC Sec 4-7.9 Outdoor Storage _____
- ☒ Other LDC Chap 4, Art 7, Sec 4-7.10
- ☒ Other Sec 4-7.3
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that **RESPONDENT** shall have until June 1st, **2017** to correct the violation and to bring the violation into compliance.

Corrective action shall include:

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

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 30.00 per day, commencing June 2, 2017. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

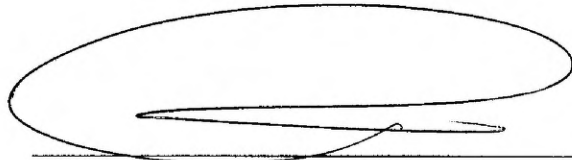
Costs in the amount of \$ 1,100 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT.**

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

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

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

DONE AND ORDERED at Escambia County, Florida on the 8th day of June, 2017.



John B Trawick
Special Magistrate
Office of Environmental Enforcement

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

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 16-10-03337

Location: 309 Crowndale Rd

PR# 021N314201000003

Ranski, Edward
309 Crowndale Rd
Cantonment, FL 32533

ORDER

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of June 08, 2017; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (b) Trash & Debris, (c) Inoperable Vehicle(s), (d) Overgrowth, 4-7.10, 4-7.3, 30-203 (cc). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. 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 June 08, 2017.

Itemized Cost

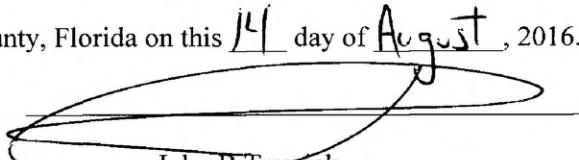
a. Fines (\$30.00 per day 6/02/17-5/17/18) \$ 10,470.00

b. Court Costs \$ ~~1,100.00~~ 50

c. County Abatement Fees \$ 4,500.00

Total: \$ ~~16,070.00~~ 15,520.00

DONE AND ORDERED at Escambia County, Florida on this 14 day of August, 2016.


John B Trawick
Special Magistrate
Office of Environmental Enforcement

STATE OF FLORIDA
COUNTY OF ESCAMBIA

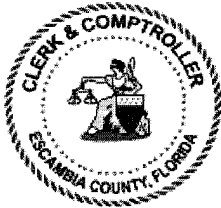
CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05664 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:

EDWARD RANSKI 309 CROWDALE RD CANTONMENT, FL 32533	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

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(see attached)

SECTION 02, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112478300 (0325-92)

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

EDWARD RANSKI

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.

LEGAL DESCRIPTION

BEG AT NE COR OF NW1/4 OF SE1/4 S 00 DEG 42 MIN 59 SEC E AND ALG E LI OF SD NW1/4 231 50/100 FT FOR POB S 00 DEG 42 MIN 59 SEC E ALG SAME COURSE 150 FT S 89 DEG 13 MIN 36 SEC W AND PARL WITH N LI OF NW1/4 674 50/100 FT N 00 DEG 44 MIN 28 SEC W AND PARL WITH W LI OF SD NW1/4 133 01/100 FT N 89 DEG 13 MIN 36 SEC E AND PARL WITH N LI OF NW1/4 64 58/100 FT N 00 DEG 44 MIN 28 SEC W 38 50/100 FT N 89 DEG 13 MIN 36 SEC E AND PARL WITH N LI OF NW1/4 210 FT S 00 DEG 42 MIN 59 SEC E 21 50/100 FT N 89 DEG 13 MIN 36 SEC E & PARL N LI 400 FT TO POB OR 1387 P 484 LESS OR 1557 P 929 HOLSBERRY L V EST OR 4535 P 801 LESS OR 5072 P 877 RD R/W

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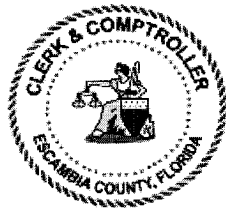
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Post Property:

309 CROWDALE RD 32533



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

EDWARD RANSKI
309 CROWDALE RD
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0325-92

Document Number: ECSO25CIV002410NON

Agency Number: 25-003033

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05664 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE EDWARD RANSKI

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 1/28/2025 at 9:01 AM and served same on EDWARD RANSKI , at 1:59 PM on 2/3/2025 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

SERVED AT 1030 WEBSTER DRIVE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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Personal Services:

EDWARD RANSKI
309 CROWDALE RD
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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2025 JAN 20 AM 9:01

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0325.92

Document Number: ECSO25CIV002559NON

Agency Number: 25-003092

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05664 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EDWARD RANSKI

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/28/2025 at 9:05 PM and served same at 9:34 AM on 1/30/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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309 CROWDALE RD 32533



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

By:
Emily Hogg
Deputy Clerk

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RECEIVED
JAN 17 2025
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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EDWARD RANSKI [0325-92]
309 CROWDALE RD
CANTONMENT, FL 32533

9171 9690 0935 0127 2342 62

RETURNED

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0325-92]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0127 2342 48

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0325-92]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0127 2342 55

RETURNED
1/30/25

SHIRLEY
SERVED ✓

WARNING

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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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Emily Hogg
Deputy Clerk

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CERTIFIED MAIL™

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



9171-9690 0935 0127 2342 62



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

01/27/2025 ZIP 32502
043M31219251

US POSTAGE

NIXIE

325 DE 1

0002/02/25

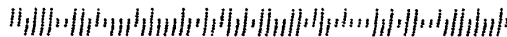
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 32502583335

*1991-05489-02-02

EDWARD RANSKI [0325-92]
309 CROWDALE RD
CANTONMENT, FL 32533

32533-824609





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 #05664

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 10:08:31 -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 10:13:29 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



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

Page 1 of 1

**NOTICE OF APPLICATION FOR
TAX DEED**

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(0325-92)

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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: 112478300 Certificate Number: 005664 of 2022

**Payor: CLEARWATER - FIRST TITLE SOURCE LLC 1267 COURT ST CLEARWATER FL 33756
Date 2/28/2025**

Clerk's Check # 401368020
Tax Collector Check # 1

Clerk's Total	\$531.24
Tax Collector's Total	\$5,032.48
Postage	\$24.60
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$5,605.32

**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>**



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
11-2478-300	06		021N314201000003

RANSKI EDWARD
309 CROWDALE RD
CANTONMENT, FL 32533

PROPERTY ADDRESS:
309 CROWDALE RD

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

22 / 5664

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED	
COUNTY	6.6165	24,921	0	24,921	164.89	
PUBLIC SCHOOLS						
BY LOCAL BOARD	1.7520	31,754	0	31,754	55.63	
BY STATE LAW	3.0950	31,754	0	31,754	98.28	
WATER MANAGEMENT	0.0218	24,921	0	24,921	0.54	
SHERIFF	0.6850	24,921	0	24,921	17.07	
M.S.T.U. LIBRARY	0.3590	24,921	0	24,921	8.95	
ESCAMBIA CHILDRENS TRUST	0.4043	24,921	0	24,921	10.08	

TOTAL MILLAGE 12.9336

AD VALOREM TAXES \$355.44

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
BEG AT NE COR OF NW1/4 OF SE1/4 S 00 DEG 42 MIN 59 SEC E AND ALG E LI OF SD NW1/ See Additional Legal on Tax Roll	FP FIRE PROTECTION		15.09
	NON-AD VALOREM ASSESSMENTS		\$15.09

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$370.53

If Paid By Please Pay	Feb 28, 2025 \$366.82	Mar 31, 2025 \$370.53			
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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

PRIOR YEAR(S) TAXES
OUTSTANDING

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

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Feb 28, 2025 366.82
AMOUNT IF PAID BY	Mar 31, 2025 370.53
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
11-2478-300
PROPERTY ADDRESS
309 CROWDALE RD

RANSKI EDWARD
309 CROWDALE RD
CANTONMENT, FL 32533

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