



# 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

0325-17

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126	Application date	Apr 17, 2024
Property description	CULLIVER SONYA 605 W LA RUA PENSACOLA, FL 32501 1120 W LEE ST 14-4191-500 W 20 FT OF LT 22 ALL LTS 23 & 24 & E 20 FT LT 25 BLK 74 1ST ADDN TO NORTH HILL HIGHLANDS PLAT DB 64 (Full legal attached.)	Certificate #	2022 / 7196
		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)
# 2022/7196	06/01/2022	374.68	18.73	393.41
→ Part 2: Total*				393.41

## 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)
# 2023/7359	06/01/2023	382.61	6.25	63.13	451.99
Part 3: Total*					451.99

## 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)	845.40
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	537.15
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)	1,757.55

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 April 25th, 2024

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

46.25

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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.

W 20 FT OF LT 22 ALL LTS 23 & 24 & E 20 FT LT 25 BLK 74 1ST ADDN TO NORTH HILL HIGHLANDS PLAT DB 64 P 572 OR 7685 P 62 AND S 10 FT OF ADJ VAC ALLEY ORDINANCE 04-05 OR 5779 P 792 CA 107

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400379

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #204  
MIAMI, FL 33126,

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
14-4191-500	2022/7196	06-01-2022	W 20 FT OF LT 22 ALL LTS 23 & 24 & E 20 FT LT 25 BLK 74 1ST ADDN TO NORTH HILL HIGHLANDS PLAT DB 64 P 572 OR 7685 P 62 AND S 10 FT OF ADJ VAC ALLEY ORDINANCE 04-05 OR 5779 P 792 CA 107

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  
JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #204  
MIAMI, FL 33126

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				
<b>Parcel ID:</b>	0005009050230074	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	144191500	2023	\$56,250	\$0	\$56,250	\$19,800
<b>Owners:</b>	CULLIVER SONYA	2022	\$18,000	\$0	\$18,000	\$18,000
<b>Mail:</b>	605 W LA RUA PENSACOLA, FL 32501	2021	\$18,000	\$0	\$18,000	\$18,000
<b>Situs:</b>	1120 W LEE ST 32501	<b>Disclaimer</b>				
<b>Use Code:</b>	VACANT RESIDENTIAL 🔑	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS	<b>File for Exemption(s) Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>Report Storm Damage</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	None	
07/11/2013	7685	62	\$5,000	QC	📄	<b>Legal Description</b>	
12/07/2009	6540	1998	\$2,400	TD	📄	W 20 FT OF LT 22 ALL LTS 23 & 24 & E 20 FT LT 25 BLK 74	
05/1990	2871	377	\$100	WD	📄	1ST ADDN TO NORTH HILL HIGHLANDS PLAT DB 64 P 572 OR	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						<b>Extra Features</b>	
						None	

Parcel Information		Launch Interactive Map	
<b>Section Map Id:</b> CA107			
<b>Approx. Acreage:</b> 0.3444			
<b>Zoned:</b> 🔑 R-1AAA R-1AAA R-1AAA R-1AAA R-1AAA R-1AAA R-1AAA R-1AAA R-1AAA R-1AAA		<a href="#">View Florida Department of Environmental Protection(DEP) Data</a>	
<b>Evacuation &amp; Flood Information</b>			



[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:04/30/2024 (tc.6404)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 07196**, 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:

**W 20 FT OF LT 22 ALL LTS 23 & 24 & E 20 FT LT 25 BLK 74 1ST ADDN TO NORTH HILL HIGHLANDS PLAT DB 64 P 572 OR 7685 P 62 AND S 10 FT OF ADJ VAC ALLEY ORDINANCE 04-05 OR 5779 P 792 CA 107**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 144191500 (0325-17)**

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

**SONYA CULLIVER**

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.

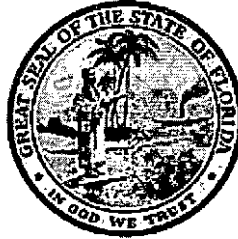
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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

**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

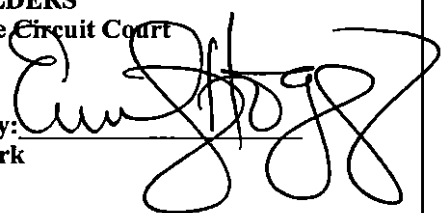
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 144191500 Certificate Number: 007196 of 2022**

**Payor: SONYA CULLIVER 605 W LA RUA PENSACOLA, FL 32501      Date 7/30/2024**

Clerk's Check #	1	Clerk's Total	<del>\$531.24</del> <b>\$1,999.41</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$2,053.80</del>
		Postage	<del>\$100.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,702.04</del>

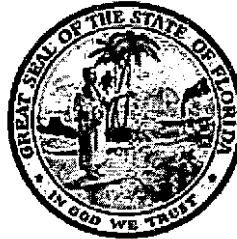
**\$2,016.41**

**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  
 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

**Case # 2022 TD 007196**

**Redeemed Date 7/30/2024**

**Name SONYA CULLIVER 605 W LA RUA PENSACOLA, FL 32501**

Clerk's Total = TAXDEED	\$531.24 <del>\$1,999.41</del>
Due Tax Collector = TAXDEED	\$2,053.80
Postage = TD2	\$100.00
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
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**

**Account: 144191500 Certificate Number: 007196 of 2022**

Redemption ☐ Yes ☒ 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="7/30/2024"/>
Months	11	3
Tax Collector	<input type="text" value="\$1,757.55"/>	<input type="text" value="\$1,757.55"/>
Tax Collector Interest	\$290.00	\$79.09
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,053.80	<input type="text" value="\$1,842.89"/> 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	\$20.52
Total Clerk	\$531.24	<input type="text" value="\$476.52"/> 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="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,702.04	\$2,336.41
	Repayment Overpayment Refund Amount	\$365.63



**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 #: 14-4191-500 CERTIFICATE #: 2022-7196

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: Ben Murzin

BY

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

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

November 22, 2024

Tax Account #: **14-4191-500**

1. The Grantee(s) of the last deed(s) of record is/are: **RYAN H RICH**  
**By Virtue of Quit Claim Deed recorded 11/7/2024 in OR 9229/1296**
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. **Order Assessing Fine in favor of City of Pensacola recorded 10/10/2001 OR 4784/527**
  - b. **Lien for Improvements in favor of City of Pensacola recorded 04/13/2006 OR 5883/974**
  - c. **Lien for Improvements in favor of City of Pensacola recorded 12/03/2007 OR 6256/474**
  - d. **Lien for Improvements in favor of City of Pensacola recorded 03/06/2008 OR 6296/1225**
  - e. **Lien for Improvements in favor of City of Pensacola recorded 08/04/2008 OR 6360/1625**
  - f. **Lien for Improvements in favor of City of Pensacola recorded 11/05/2008 OR 6394/311**
  - g. **Lien for Improvements in favor of City of Pensacola recorded 12/30/2008 OR 6410/1844**
  - h. **Order Assessing Fine in favor of City of Pensacola recorded 01/23/2009 OR 6418/104**
  - i. **Lien for Improvements in favor of City of Pensacola recorded 08/07/2009 OR 6493/1009**
  - j. **Lien for Improvements in favor of City of Pensacola recorded 10/02/2009 OR 6513/1992**
  - k. **Lien for Improvements in favor of City of Pensacola recorded 12/01/2009 OR 6534/1724**
  - l. **Lien for Improvements in favor of City of Pensacola recorded 03/05/2010 OR 6566/1684**
  - m. **Lien for Improvements in favor of City of Pensacola recorded 07/06/2016 OR 7552/630**
  - n. **Lien for Improvements in favor of City of Pensacola recorded 07/19/2019 OR 8132/972**
  - o. **Lien for Improvements in favor of City of Pensacola recorded 01/29/2020 OR 8238/1648**
  - p. **Code Violation Order and Subsequent Amendments in favor of City of Pensacola recorded 07/15/2024 OR 9174/1775**
  - q. **Federal Tax Lien in favor of Department of Revenue- Internal Revenue Service recorded 04/26/2011 OR 6713/1308**
  - r. **Certificate of Delinquency recorded 04/13/2012 OR 6844/97**
  - s. **Final Judgment in favor of My Pensacola Federal Credit Union recorded 01/06/2016 OR 7460/816**
4. Taxes:  
**Taxes for the year(s) NONE are delinquent.**  
**Tax Account #: 14-4191-500**  
**Assessed Value: \$0.00**  
**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 #:** 14-4191-500

**CERTIFICATE #:** 2022-7196

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**



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



Notify Escambia County, 190 Governmental Center, 32502



Homestead for 2023 tax year.

**SONYA CULLIVER**  
605 W LA RUA  
PENSACOLA FL 32501

**DEPARTMENT OF TREASURY**  
**INTERNAL REVENUE SERVICE**  
400 W BAY ST STE 35045  
JACKSONVILLE FL 32202 – 4437

**CLERK OF CIRCUIT COURT**  
**DIVISION ENFORCEMENT**  
1800 WEST ST MARYS ST  
PENSACOLA, FL 32501

**DOR CHILD SUPPORT**  
**DOMESTIC RELATIONS**  
3670B NORTH L ST  
PENSACOLA, FL 32505

**SONYA T CULLIVER**  
618 DITMAR ST  
PENSACOLA FL

**SONYA T CULLIVER**  
605 LAURA ST  
PENSACOLA FL 32534-9668

**RYAN H RICH**  
715 RICE RD 29A  
RIDGELAND MS 39157-3019

**RYAN RICH**  
2478 REDFORD DR  
CANTONMENT FL 32533

**MY PENSACOLA FEDERAL CREDIT UNION**  
108 S REUS ST  
PENSACOLA FL 32502

**Certified and delivered to Escambia County Tax Collector, this 22<sup>nd</sup> 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 #:14-4191-500**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**W 20 FT OF LT 22 ALL LTS 23 & 24 & E 20 FT LT 25 BLK 74 1ST ADDN TO NORTH HILL  
HIGHLANDS PLAT DB 64 P 572 OR 7685 P 62 AND S 10 FT OF ADJ VAC ALLEY ORDINANCE 04-  
05 OR 5779 P 792 CA 107**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 14-4191-500(0325-17)**

Prepared By:

2B Postal  
6901 N 9th Ave Suite A  
Pensacola FL 32504

After Recording Return To:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tax Parcel ID Number:

\_\_\_\_\_  
\_\_\_\_\_

This space for Recorder's use only

**FLORIDA QUIT CLAIM DEED**

STATE OF FLORIDA  
ESCAMBIA COUNTY

THIS DEED, executed this 04 day of NOVEMBER, 20 24,  
between first party, as Grantor,  
SONYA CULLIVER Single woman,  
whose mailing address is  
605 W. LA RUA PENSACOLA FL, 32501,  
and second party, as Grantee,  
RYAN H RICH Single man,  
whose mailing address is  
2478 REFORD DR. CANTONMENT FL. 32533.

**WITNESSETH**, that Grantor, and in consideration of (\$ 0.00 ), and  
other good and valuable consideration paid by the Grantee, the receipt of which is  
hereby acknowledged, does hereby remise, release and forever quitclaim unto the  
Grantee, all the rights, title, interest, and claim in or to the following described parcel of land,  
and improvements and appurtenances thereto, in ESCAMBIA County,  
Florida, to-wit:

**A complete legal description of the real property being conveyed by this  
instrument is attached hereto on page 4 as EXHIBIT A.**



**TO HAVE AND TO HOLD**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

**IN WITNESS WHEREOF**, Grantor has executed and delivered this Quit Claim Deed under seal as of the day and year first above written.

Sonya Culliver  
Grantor's Signature

Sonya Culliver  
Grantor's Name

605 W. Lakua St  
Address

Pensacola FL 32501  
City, State, and Zip

N/A  
Spouse's Signature (if married)

N/A  
Spouse's Name

NA  
Address

City, State, and Zip

Nathan Williams  
Witness's Signature

Nathan Williams  
Witness's Name

6901 N 9th Ave Ste A  
Pensacola FL 32504  
Witness's Address

Roger Williams  
Witness's Signature

Roger Williams  
Witness's Name

6901 N 9th Ave Ste A  
Pensacola, FL 32504  
Witness's Address

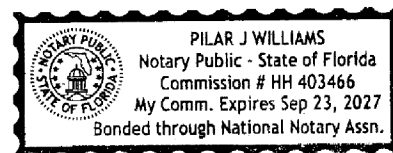
STATE OF FLORIDA)

COUNTY OF Escambia)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6<sup>th</sup> day of Nov, 2024, by Sonya Culliver who is personally known to me or who has produced FLDL as identification.

Pilar J Williams  
Notary Public

(SEAL)

My Commission Expires: 23 Sept 2027

**EXHIBIT A**

Legal description of the real property being conveyed by this instrument.

1120 W LEE ST. PENSACOLA FL. 32501

ACCOUNT NUMBER  
14-4191-500

PROPERTY REFERENCE NUMBER  
000S009050230074

LEGAL DESCRIPTION  
W 20FT OF LT 22 ALL LTS 23 & 24 & E 20FT LT 25  
BLK 74 1ST ADDN TO NORTH HILL HIGHLANDS PLAT DB 64 P 572 OR 7685 P 62  
AND S 10 FT ADJ VAC ALLEY ORDINANCE 04-05 OR 5779 P 792 CA 107

5000 del

**CODE ENFORCEMENT BOARD  
CITY OF PENSACOLA, FLORIDA**

**THE CITY OF PENSACOLA,** )  
**a Florida municipal corporation,** ) **CASE # 01-068**  
 )  
**Petitioner,** ) **SECTION 14-3-3 & 307.4**  
 )  
**S. Y. CULLIVER,** )  
 )  
**Respondent(s).** )

**LIEN**

**ORDER ASSESSING FINE/IMPOSING LIEN**

Proof having been submitted to the Board at its meeting on June 5, 2001, that the respondent(s) has (have) failed to bring the following described property

W 20 FT OF LT 22 ALL LTS 23 & 24 AND E 20 FT LT  
25 BLK 74 1<sup>ST</sup> ADDN TO NORTH HILL HIGHLANDS  
PLAT DB 64 P 572 OR 2871 P 377 CA 107. Tax I. D. # 14-4191-500.

into compliance with the Code of the City of Pensacola, Escambia County, Florida, within the time set by the Board in its Code Violation Order dated May 3, 2001, requiring compliance before June 5, 2001, or, in case of a repeat violation found by the City Code Enforcement Officer to have occurred on \_\_\_\_\_, it is hereby

**FURTHER ORDERED that:**

1. **There is hereby assessed against the respondent(s)** payable to the petitioner daily, a first-day fine in the amount of Five and no/100 Dollars (\$5.00) because the violation existed on June 5, 2001, and a fine in the amount of Five and no/100 Dollars (\$5.00) per day for each and every day thereafter the violation continues to exist.

2. If the violation(s) or the condition(s) causing the violation(s) was (were) found by the Board to present a serious threat to the public health, safety or welfare, or to be irreparable or irreversible in nature, **there is also hereby assessed against the respondent(s)**, payable to the petitioner, an additional fine in the amount of [ n/a ] Dollars (\$ n/a ) for the reasonable costs of repairs incurred by the petitioner.

3. Also there is hereby assessed against the respondent(s), payable to the petitioner,  
[ n/a ] Dollars (\$ n/a ) of its costs incurred in prosecuting this case before the Board.

4. It is the responsibility of the respondent(s) to contact the Litter/Code Enforcement  
Department to arrange for reinspection of the property to verify compliance when achieved.

5. If the aforesaid violation(s) is (are) corrected and, thereafter, a Code Enforcement  
Officer finds that a repeat violation has occurred, a fine in the amount of Five Hundred and no/100  
Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation  
is found to have occurred by the Code Enforcement Officer and for every day thereafter the repeat  
violation continues to exist; and, in that situation, another hearing is not necessary for the issuance of  
an order assessing fine/imposing lien.

6. Pursuant to Section 162.09, Florida Statutes, without further hearing or notice to the  
respondent(s), a certified copy of this and/or any previous or subsequent order may be recorded in  
the public records of Escambia County, Florida, and once recorded CONSTITUTES NOTICE to any  
subsequent purchasers, successors in interest, or assigns, and the findings and conclusions are  
binding upon them, and also CONSTITUTES A LIEN in favor of the City of Pensacola, Florida,  
P.O. Box 12910, Pensacola, Florida 32521-001 against the above-described property and upon all  
other non-exempt real or personal property owned by the respondent(s). After three (3) months from  
the recording of such lien, the Board may, without further hearing or notice to the respondent(s),  
request the City Council to FORECLOSE on the lien. The City is entitled to collect from the  
respondent(s) all costs incurred in the recording and/or satisfying of the lien for any and all amounts  
due and/or becoming due hereunder.

ENTERED this 12th day of June, 2001, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT BOARD

[BOARD SEAL]

  
(Signature of VKE Chairperson)  
Post Office Box 12910  
Pensacola, FL 32521-0001

DANIEL GRUNDHOFFER  
(Printed Name)



RCD Oct 10, 2001 04:29 pm  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2001-892113

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The execution of the foregoing order was acknowledged before me this 12th day of June, 2001, by Danny Grundhoefer, Vice Chairperson of the Code Enforcement Board of the City of Pensacola, Florida, who is personally known to me and who did take an oath.

Prepared by:  
Louis F. Ray, Jr., Esq.  
Florida Bar No. 097641  
Attorney at Law  
236 West Garden Street, Suite 3  
P. O. Box 591  
Pensacola, FL 32593-0591

Mary Ann Peterson  
(Signature of Notary and Admin. Off.)

Mary Ann Peterson  
(Printed Name)  
Notary Public, State of Florida  
(My Commission Expires: 8/20/01)

[NOTARY SEAL]

CERTIFIED TO BE A TRUE COPY OF  
THE ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
MARY ANN PETERSON  
ADMINISTRATIVE OFFICER  
CODE ENFORCEMENT BOARD  
PENSACOLA, FLORIDA  
BY Mary Ann Peterson  
DATE October 8, 2001





This instrument  
was prepared by  
Richard Barker, Jr.  
Director of Finance  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a municipal corporation, acting pursuant to Section 14-1-133  
Code of the City of Pensacola, does hereby claim and impose a Lien of the following described  
real property located in Pensacola, Escambia County, Florida, to-wit:

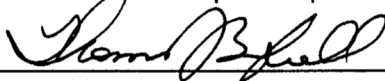
CULLIVER, S. Y.  
1120 West Lee Street

The W 20' of Lot 22, all of Lots 23-24 & the E 20' of Lot  
25, Block 74, 1<sup>st</sup> Addn to North Hill Highlands

in the total amount of \$3,505.00 (Three Thousand Five Hundred Five & 00/100)  
for all cost incurred in demolishing and removing certain structures from the aforementioned  
property on or about the 4th day of April, 2006.

DATED this 4th day of April, 2006.

THE CITY OF PENSACOLA  
a municipal corporation



BY:

THOMAS J. BONFIELD  
CITY MANAGER

ATTEST:



CITY CLERK  
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 6<sup>th</sup> day of  
APRIL, 2006, by Thomas J. Bonfield, City Manager of the City of Pensacola, a  
municipal corporation, on behalf of the said municipal corporation.



NOTARY PUBLIC

 **Robyn M. Tice**  
Commission # DD418777  
Expires June 8, 2009  
Bonded Troy Fain - Insurance, Inc. 800-385-7019

This instrument  
was prepared by  
Richard Barker, Jr.  
Director of Finance  
City of Pensacola, Florida

**LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

CULLIVER, SY  
1120 W. Lee Street

W 20' of Lot 22, all Lots 23-24 & E 20' of Lot 25, Block  
74, 1<sup>st</sup> Addition to North Hill Highlands

in the total amount of \$191.12 (One Hundred Ninety-One & 12/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 19th day of November, 2007. Said lien shall  
be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 19th day of November, 2007.

THE CITY OF PENSACOLA  
a municipal corporation



BY:

THOMAS J. BONFIELD  
CITY MANAGER

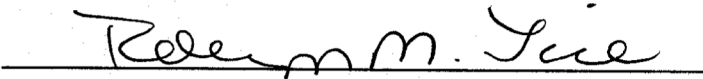
ATTEST:



CITY CLERK  
(SEAL)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 28<sup>th</sup> day of  
NOVEMBER, 2007, by Thomas J. Bonfield, City Manager of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~/did  
not take an oath.

  
NOTARY PUBLIC

 **Robyn M. Tice**  
Commission # DD418777  
Expires June 8, 2009  
Bonded Troy Fain - Insurance, Inc. 800-385-7019

This instrument  
was prepared by  
Richard Barker, Jr.  
Director of Finance  
City of Pensacola, Florida

**LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

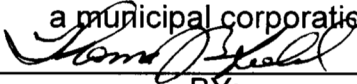
CULLIVER, S. Y.  
1120 W. Lee Street

W 20' of Lot 22, all Lots 23-24 & E 20' of Lot 25,  
Block 74, 1<sup>st</sup> addn to North Hill Highlands

in the total amount of \$191.12 (One Hundred Ninety-One & 12/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 18th day of January, 2008. Said lien shall be  
equal in dignity to all other special assessments for benefits against property within the City.

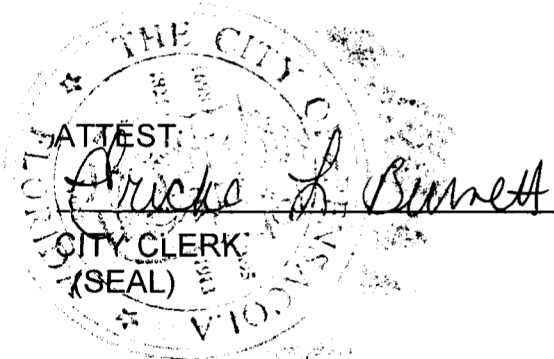
DATED this 18th day of January, 2008.

THE CITY OF PENSACOLA  
a municipal corporation



BY:

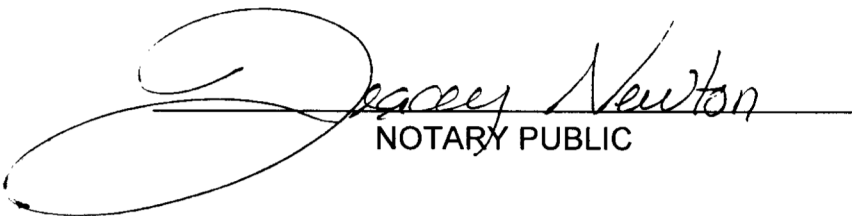
THOMAS J. BONFIELD  
CITY MANAGER



STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 29<sup>th</sup> day of  
February, 2008, by Thomas J. Bonfield, City Manager of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did  
not take an oath.

  
NOTARY PUBLIC



This instrument  
was prepared by  
Richard Barker, Jr.  
Director of Finance  
City of Pensacola, Florida

**LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

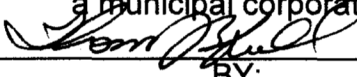
CULLIVER, S. Y.  
1120 W. Lee Street

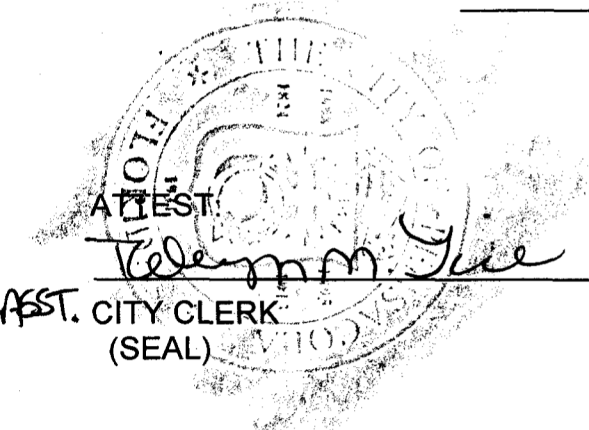
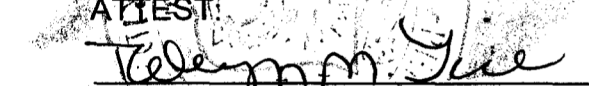
W 20' of Lot 22, all Lots 23-24 & E 20' of Lot 25,  
Block 74, 1<sup>st</sup> addn to North Hill Highlands & S 10'  
of adj vac alley ordinance 04-05

in the total amount of \$173.02 (One Hundred Seventy-Three & 02/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 24th day of July, 2008. Said lien shall be equal  
in dignity to all other special assessments for benefits against property within the City.

DATED this 24th day of July, 2008.

THE CITY OF PENSACOLA  
a municipal corporation

  
\_\_\_\_\_  
BY:  
THOMAS J. BONFIELD  
CITY MANAGER

  
ATTEST:  
  
\_\_\_\_\_  
Asst. CITY CLERK  
(SEAL)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 30<sup>th</sup> day of  
July, 2008, by Thomas J. Bonfield, City Manager of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did  
not take an oath.

  
\_\_\_\_\_  
NOTARY PUBLIC



This instrument  
was prepared by  
Richard Barker, Jr.  
Director of Finance  
City of Pensacola, Florida

**LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

CULLIVER, S. Y.  
1120 W. Lee Street

W 20' of Lot 22, all Lots 23-24 & E 20' of Lot 25, Block  
74, 1<sup>st</sup> addition North Hill Highlands

in the total amount of \$191.12 (One Hundred Ninety-One & 12/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 22nd day of October, 2008. Said lien shall be  
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 22nd day of October, 2008.

THE CITY OF PENSACOLA  
a municipal corporation

\_\_\_\_\_  
BY:  
ALVIN G. COBY  
CITY MANAGER

ATTEST:

Prucha L. Burnett  
CITY CLERK  
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 3rd day of  
November, 2008, by Alvin G. Coby, City Manager of the City of Pensacola, a Florida municipal  
corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did not take an  
oath.

Tracey Newton  
NOTARY PUBLIC



This instrument  
was prepared by  
Richard Barker, Jr.  
Director of Finance  
City of Pensacola, Florida

**LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

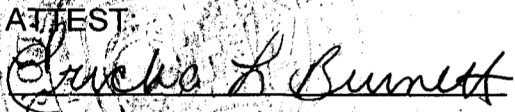
CULLIVER, S. Y. 1120 W. Lee Street	W 20' of Lot 22, all Lots 23-24 & E 20' of Lot 25, Block 74, 1 <sup>st</sup> Addn to North Hill Highlands
---------------------------------------	--

in the total amount of \$688.74 (Six Hundred Eighty-Eight & 74/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 25th day of November, 2008. Said lien shall be  
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 25th day of November, 2008.

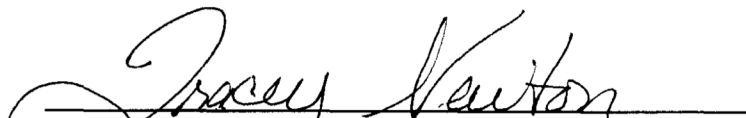
THE CITY OF PENSACOLA  
a municipal corporation

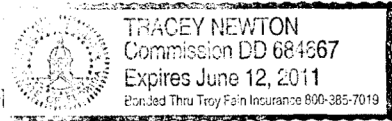
\_\_\_\_\_  
BY:  
ALVIN G. COBY  
CITY-MANAGER

ATTEST:  
  
CITY CLERK  
(SEAL)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 23rd day of  
December, 2008, by Alvin G. Coby, City Manager of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did  
not take an oath.

  
NOTARY PUBLIC



**CODE ENFORCEMENT BOARD  
CITY OF PENSACOLA, FLORIDA**

<b>THE CITY OF PENSACOLA,</b>	)	
<b>a Florida municipal corporation,</b>	)	
	)	
<b>Petitioner,</b>	)	
	)	
<b>vs.</b>	)	<b>CASE NO. 07-209</b>
	)	
<b>S. Y. CULLIVER,</b>	)	
	)	
<b>Respondent(s).</b>	)	

**ORDER ASSESSING FINE/IMPOSING LIEN**

Proof having been submitted to the Board at its meeting on October 2, 2007 that the respondent has failed to bring the following described property:

1120 W. Lee Street

W 20 FT OF LT 22 ALL LTS 23 & 24 & E 20 FT LT 25 BLK 74 1ST ADDN TO NORTH  
HILL HIGHLANDS PLAT DB 64 P 572 OR 2871 P 377 AND S 10 FT OF ADJ VAC ALLEY  
ORDINANCE 04-05 OR 5779 P 792 CA 107. TAX ID # 144191500.

into compliance with the Code of the City of Pensacola, Escambia County, Florida, within the time set by the Board in its Code Violation Order dated September 18, 2007 requiring compliance before October 2, 2007, it is hereby

FURTHER ORDERED that:

1. **There is hereby assessed against the respondent(s)** payable to the petitioner daily, a first-day fine in the amount of Five and no/100 Dollars (\$5.00) because the violation existed on February 5, 2008, and a fine in the amount of Five and no/100 Dollars (\$5.00) per day for each and every day thereafter the violation continues to exist.
2. If the violation(s) or the condition(s) causing the violation(s) was (were) found by the Board to present a serious threat to the public health, safety or welfare, or to be irreparable or irreversible in nature, **there is also hereby assessed against the respondent(s)**, payable to the petitioner, an additional fine in the amount of (N/A) Dollars (\$N/A) for the reasonable costs of repairs incurred by the petitioner.
3. Also **there is hereby assessed against the respondent(s)**, payable to the petitioner, (N/A) Dollars (\$N/A) of its costs incurred in prosecuting this case before the Board.
4. It is the responsibility of the respondent(s) to contact the Litter/Code Enforcement Department to arrange for reinspection of the property to verify compliance when achieved.

5. If the aforesaid violation(s) is (are) corrected and, thereafter, a Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the Code Inspector and for every day thereafter the repeat violation continues to exist; and, in that situation, another hearing is not necessary for the issuance of an order assessing fine/imposing lien.

6. Pursuant to Section 162.09, Florida Statutes, without further hearing or notice to the respondent(s), a certified copy of this and/or any previous or subsequent order may be recorded in the public records of Escambia County, Florida, and once recorded CONSTITUTES NOTICE to any subsequent purchasers, successors in interest, or assigns, and the findings and conclusions are binding upon them, and also CONSTITUTES A LIEN in favor of the City of Pensacola, Florida, P.O. Box 12910, Pensacola, Florida 32521-001 against the above-described property and upon all other non-exempt real or personal property owned by the respondent(s). After three (3) months from the recording of such lien, the Board may, without further hearing or notice to the respondent(s), request the City Council to FORECLOSE on the lien. The City is entitled to collect from the respondent(s) all costs incurred in the recording and/or satisfying of the lien for any and all amounts due and/or becoming due hereunder.

7. The fine directive previously entered by the Board on (N/A), is hereby rescinded.

ENTERED this 29 day of February, 2008, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT BOARD

(Signature of Chairperson)

Post Office Box 12910  
Pensacola, FL 32521-0001

Danny Grundhoefer

(Printed Name)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The execution of the foregoing order was acknowledged before me this 29 day of February, 2008, by Danny Grundhoefer, Chairperson of the Code Enforcement Board of the City of Pensacola, Florida, who is personally known to me and who did not take an oath.

Prepared by:  
Louis F. Ray, Jr., Esq.  
Florida Bar No. 097641  
Attorney at Law  
118 W. Cervantes Street  
P. O. Box 591  
Pensacola, FL 32593-0591

(Signature of Notary)

(Notary Stamp)





This instrument  
was prepared by  
Richard Barker, Jr.  
Director of Finance  
City of Pensacola, Florida

**LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

CULLIVER, S Y  
1120 W. Lee Street

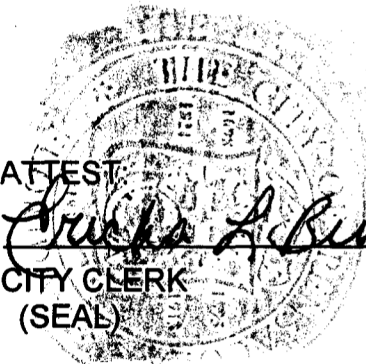
W 20' of Lot 22, all Lots 23-24 & E 20' of Lot 25, Block  
74, 1<sup>st</sup> Addn to North Hill Highlands

in the total amount of \$169.94 (One Hundred Sixty-Nine & 94/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 10th day of July, 2009. Said lien shall be equal in  
dignity to all other special assessments for benefits against property within the City.

DATED this 10th day of July, 2009.

THE CITY OF PENSACOLA  
a municipal corporation

\_\_\_\_\_  
BY:  
ALVIN G. COBY  
CITY MANAGER

ATTEST  
  
Trisha L. Burnett  
CITY CLERK  
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 4<sup>th</sup> day of  
August, 2009, by Alvin G. Coby, City Manager of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did  
not take an oath.

Tracey Newton  
NOTARY PUBLIC

 TRACEY NEWTON  
Commission DD 684667  
Expires June 12, 2011  
Bonded Thru Troy Fain Insurance 800-385-7019

This instrument  
was prepared by  
Richard Barker, Jr.  
Director of Finance  
City of Pensacola, Florida

**LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

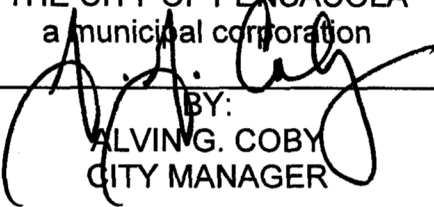
CULLIVER, S. Y.  
1120 W. Lee Street

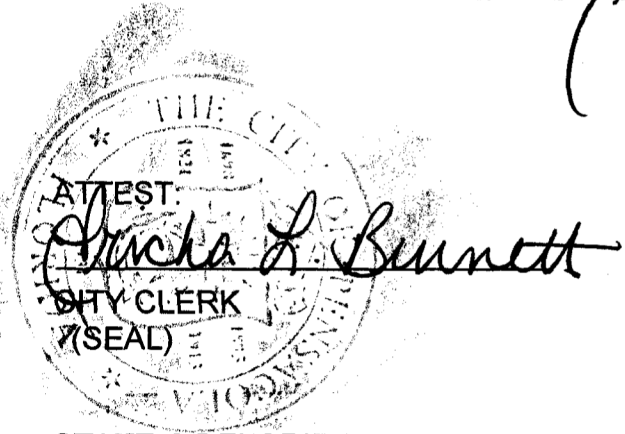
W 20' of Lot 22, all Lots 23-24 & E 20' of Lot 25, Block  
74, 1<sup>st</sup> Addn to North Hill Highlands

in the total amount of \$191.12 (One Hundred Ninety-One & 12/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 15th day of September, 2009. Said lien shall be  
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 15th day of September, 2009.

THE CITY OF PENSACOLA  
a municipal corporation

  
BY:  
ALVIN G. COBY  
CITY MANAGER



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 28<sup>th</sup> day of  
September, 2009, by Alvin G. Coby, City Manager of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did  
not take an oath.

  
NOTARY PUBLIC



This instrument  
was prepared by  
Richard Barker, Jr.  
Director of Finance  
City of Pensacola, Florida

**LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

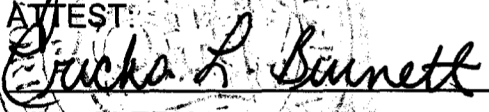
CULLIVER, S. Y. 1120 W. Lee Street	W 20' of lot 22, all Lots 23-24 & E 20' of Lot 25, Block 74, 1 <sup>st</sup> Addn to North Hill Highlands
---------------------------------------	--

in the total amount of \$191.12 (One Hundred Ninety-One & 12/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 13th day of November, 2009. Said lien shall be  
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 13th day of November, 2009.

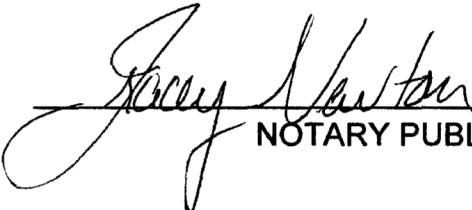
THE CITY OF PENSACOLA  
a municipal corporation

\_\_\_\_\_  
BY:  
ALVIN G. COBY  
CITY MANAGER

ATTEST:  
  
CITY CLERK  
(SEAL)

STATE OF FLORIDA  
  
COUNTY OF ESCAMBIA

November THE FOREGOING INSTRUMENT was acknowledged before me this 23<sup>rd</sup> day of November, 2009, by Alvin G. Coby, City Manager of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did not take an oath.

  
NOTARY PUBLIC

 TRACEY NEWTON  
Commission DD 684667  
Expires June 12, 2011  
Bonded Thru Troy Fain Insurance 800-385-7019

This instrument  
was prepared by  
Richard Barker, Jr.  
Director of Finance  
City of Pensacola, Florida

**LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

CULLIVER, S. Y.  
1120 W. Lee Street

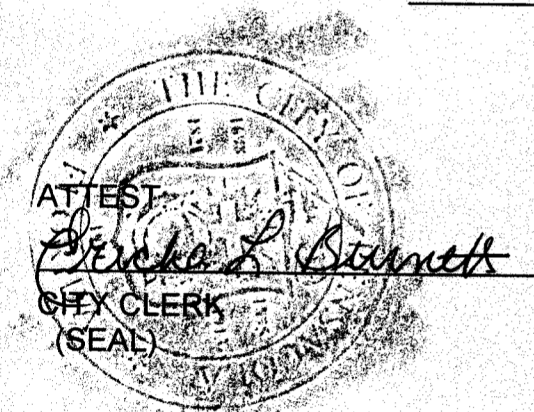
W 20' of Lot 22, all Lots 23-24 & E 20' of Lot 25,  
Block 74, 1<sup>st</sup> addn to North Hill Highlands

in the total amount of \$169.94 (One Hundred Sixty-Nine & 94/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 8th day of February, 2010. Said lien shall be  
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 8th day of February, 2010.

THE CITY OF PENSACOLA  
a municipal corporation

BY: [Signature]  
ALVIN G. COBY  
CITY MANAGER



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 1<sup>ST</sup> day of March, 2010, by Alvin G. Coby, City Manager of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did not take an oath.

[Signature]  
NOTARY PUBLIC



This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

BUY SELL INVEST LLC  
1120 W Lee St

W 20 FT OF LT 22 ALL LTS 23 & 24 & E 20 FT LT 25 BLK 74 1ST ADDN TO NORTH HILL HIGHLANDS PLAT

in the total amount of \$222.52(Two Hundred Twenty-Two & 52/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 19th day of April, 20 16. Said lien shall be equal in dignity  
to all other special assessments for benefits against property within the City.

DATED this 27th day of June, 2016

THE CITY OF PENSACOLA  
a municipal corporation



BY:

ERIC W. OLSON  
CITY ADMINISTRATOR

ATTEST:



*Karen M. Jice*  
ASS. CITY CLERK  
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 29<sup>th</sup> day of June, 2016, by Eric W. Olson, City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did not take an oath.



NOTARY PUBLIC

This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

**LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 13-1-6 and 13-1-7 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

CULLIVER, SONYA  
1120 W Lee St


W 20 FT OF LT 22 ALL LTS 23 & 24 & E 20 FT LT 25 BLK 74 1ST ADDN TO NORTH HILL HIGHLANDS

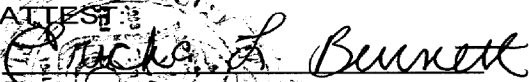
Parcel Identification Number 000S009050230074  
Real Estate Account Number 144191500

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 22nd day of April 2019. Said lien shall be equal in dignity to all  
other special assessments for benefits against property within the City.

DATED this 11th day of July, 2019

THE CITY OF PENSACOLA  
a municipal corporation

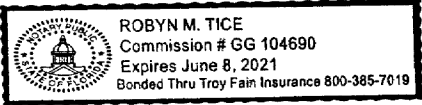
  
BY:  
CHRISTOPHER L. HOLLEY  
CITY ADMINISTRATOR

ATTEST  
  
CITY CLERK  
(SEAL)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 16th day of July, 2019, by Christopher L. Holley, City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation who is personally known to me.

  
NOTARY PUBLIC



This instrument  
was prepared by  
Amy Lovoy  
Finance Director  
City of Pensacola, Florida

**LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 13-1-6 and 13-1-7 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

CULLIVER, SONYA  
1120 W Lee St

W 20 FT OF LT 22 ALL LTS 23 & 24 & E 20 FT LT 25 BLK 74 1ST ADDN TO NORTH HILL HIGHLANDS  
Parcel Identification Number 000S009050230074  
Real Estate Account Number 144191500

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 13th day of November 2019. Said lien shall be equal in dignity  
to all other special assessments for benefits against property within the City.

DATED this 21st day of January, 2020

THE CITY OF PENSACOLA  
a municipal corporation



BY:

KEITH WILKINS  
CITY ADMINISTRATOR

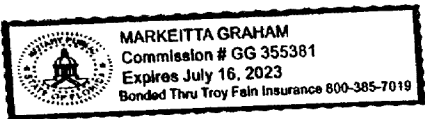


STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 24th day of  
January, 2020 by Keith Wilkins, City Administrator of the City of Pensacola, a Florida municipal  
corporation, on behalf of said municipal corporation who is personally known to me.

  
NOTARY PUBLIC

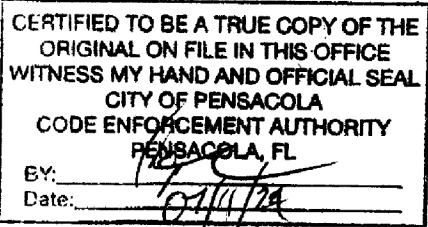


**BEFORE THE CODE ENFORCEMENT AUTHORITY  
OF THE CITY OF PENSACOLA, FLORIDA**

**THE CITY OF PENSACOLA,**  
a Florida municipal corporation,  
by its Code Enforcement Office (436-5500)  
Petitioner,

vs.

**SONYA T. CULLIVER,**  
Respondent(s).



**Case # 21-116**

**CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS**

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on July 20, 2021, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

**A. FINDINGS OF FACT:**

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 618 Ditmar Street, Pensacola, Escambia County, Florida, legally described as:

E 1/2 OF LT 133 FONTANEL PLACE PB 1 P 34 OR 5713 P 400 TAX ACCT. #043497000.

2. The following described condition exists on the property: there is no separate subscription to City solid waste collection and disposal services at this occupied residence and the condition constitutes no mandatory trash pickup.

3. The date this condition was first observed was May 19, 2021; re-inspection made on July 20, 2021, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:  
\_ the posting of a notice on the property and at City Hall for ten (10) days beginning  
X certified mail, return receipt requested,

on June 17, 2021, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on July 20, 2021, at which hearing the respondent(s) did NOT appear.

**B. CONCLUSIONS OF LAW:**

1. The respondent(s) and the property are in violation of Section(s):  
4-3-41 of the Code of the City of Pensacola, Florida.  
\_ of the Florida Building Code.  
\_ of the Standard Housing Code.



of the International Property Maintenance Code.

2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$ \_\_\_\_\_. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$ \_\_\_\_\_.]

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and/but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. The respondent(s) must correct the violation(s) before August 3, 2021, by either (a) subscribing to (or causing any occupant of this structure to subscribe to) and maintaining the City's trash pickup service from this occupied residence or (b) vacating or causing the structure to be vacated). Immediately after all required work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that all required work has been completed to code and/or that the violation(s) has/have been completely corrected d.

2. In the event this order is not complied with before the above compliance date, as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, August 3, 2021, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), : A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

3. It is the responsibility of the respondent(s) to contact the above-named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), the original or a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on July 22, 2021, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY

*Louis F. Ray, Jr.*

(Signature of Special Magistrate Judge)

[SEAL]

Louis F. Ray, Jr.

(Printed Name of Special Magistrate Judge)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The execution of the foregoing order was acknowledged before me on July 22, 2021, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This original order was prepared by  
and ATTESTED to by:

Joanna Walker

Florida Notary Public &

Administrative Officer of the

Code Enforcement Authority of the

City of Pensacola, Florida

2849 N. Palafox Street

Pensacola, FL 32501

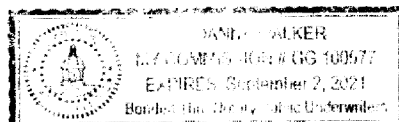
(850) 436-5500

*Joanna Walker*

(Signature of Notary and Administrative Officer)


Joanna Walker

(Printed Name of Notary & Admin. Officer)



<b>Form 668 (Y)(c)</b> (Rev. February 2004)		3351 Department of the Treasury - Internal Revenue Service <b>Notice of Federal Tax Lien</b>			
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903		Serial Number 777030811		For Optional Use by Recording Office	
<b>As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</b>					
Name of Taxpayer SONYA T CULLIVER					
Residence 605 LAURA ST PENSACOLA, FL 32534-9668					
<b>IMPORTANT RELEASE INFORMATION:</b> For each assessment listed below, unless notice of the lien is refilled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2002	XXX-XX	07/23/2007	08/22/2017	7291.85
1040	12/31/2004	XXX-XX	07/23/2007	08/22/2017	6443.53
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 13735.38

This notice was prepared and signed at BALTIMORE, MD, on this,  
the 15th day of April, 2011.

Signature for FRED BANKS	 Title ACS SBSE (800) 829-3903	23-00-0008
-----------------------------	--	------------

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)  
CAT. NO 60025X

Recorded in Public Records 12/15/2015 at 12:33 PM OR Book 7449 Page 934,  
Instrument #2015094517, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

**IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA**

**MY PENSACOLA FEDERAL CREDIT UNION  
108 SOUTH REUS STREET  
PENSACOLA, FL 32502**

PLAINTIFF,

CASE NO: **2015 SC 004087**

DIVISION: V

Vs.

**RYAN RICH  
2478 REDFORD DR  
CANTONMENT, FL 32533**

DEFENDANT,

**FINAL JUDGMENT AGAINST  
RYAN RICH**

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

**ORDERED AND ADJUDGED** that the Plaintiff **MY PENSACOLA FEDERAL CREDIT  
UNION** hereby recovers from the Defendant **RYAN RICH** the sum of **\$1,062.26**, plus prejudgment  
interest of **\$143.35** and costs of **\$225.00** for a total of **\$1,430.61** that shall bear interest at the rate of  
**4.75% per annum**, for which let execution issue.

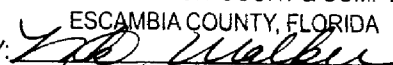
**DONE AND ORDERED** in open court/chambers in Pensacola, Escambia County, Florida  
this 10<sup>th</sup> day of DECEMBER, 2015.

✓ 12-15-15  
WD

Copies to:

**MY PENSACOLA FEDERAL CREDIT UNION  
RYAN RICH**

  
COUNTY JUDGE

CERTIFIED TRUE & CORRECT COPY OF THE ORIGINAL FILED IN CLERK'S OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS CLERK OF THE CIRCUIT COURT & COMPTROLLER ESCAMBIA COUNTY, FLORIDA	
BY: 	D.C.
DATE: 1-5-16	