



# 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

0226-79

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ELEVENTH TALENT B, LLC PO BOX 769 PALM CITY, FL 34991	Application date	Jun 26, 2025
Property description	KOELLE WILLIAM ANGENENT 3219 HIGHLAND PLZ SE HUNTSVILLE, AL 35801-1242 11 3RD ST 08-3112-000 LTS 4 & 5 BLK 22 1ST ADDN TO NEW WARRINGTON PB 1 P 30 OR 8713 P 851 CA 215	Certificate #	2023 / 3704
		Date certificate issued	06/01/2023

## 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)
# 2023/3704	06/01/2023	493.36	69.38	562.74
→Part 2: Total*				562.74

## 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)
# 2025/4067	06/01/2025	769.03	6.25	38.45	813.73
# 2024/3877	06/01/2024	875.23	6.25	73.48	954.96
Part 3: Total*					1,768.69

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,331.43
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	2,706.43

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] Escambia, Florida  
Signature, Tax Collector or Designee Date June 27th, 2025

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

<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>02/04/2026</u> Signature, Clerk of Court or Designee	

### INSTRUCTIONS

#### Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

#### Clerk of Court (complete Part 5)

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

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

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500588

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
ELEVENTH TALENT B, LLC  
PO BOX 769  
PALM CITY, FL 34991,

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
08-3112-000	2023/3704	06-01-2023	LTS 4 & 5 BLK 22 1ST ADDN TO NEW WARRINGTON PB 1 P 30 OR 8713 P 851 CA 215

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  
ELEVENTH TALENT B, LLC  
PO BOX 769  
PALM CITY, FL 34991

06-26-2025  
Application Date

\_\_\_\_\_  
Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Nav. Mode ● Account ○ Parcel ID →

Printer Friendly Version

General Information		Assessments				
<b>Parcel ID:</b>	512S307061012022	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	083112000	2024	\$38,511	\$3,523	\$42,034	\$42,034
<b>Owners:</b>	KOELLE WILLIAM ANGENENT	2023	\$44,930	\$3,352	\$48,282	\$48,282
<b>Mail:</b>	3219 HIGHLAND PLZ SE HUNTSVILLE, AL 35801-1242	2022	\$19,256	\$2,569	\$21,825	\$21,825
<b>Situs:</b>	11 3RD ST 32507	<b>Disclaimer</b>				
<b>Use Code:</b>	VACANT RESIDENTIAL 🔑	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>Change of Address</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>File for Exemption(s) Online</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<b>Report Storm Damage</b>				

Sales Data Type List: 🔑							2024 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	None	
01/31/2022	8713	851	\$145,300	WD	Y	📄	<b>Legal Description</b>	
11/2002	5018	1910	\$30,000	WD	N	📄	LTS 4 & 5 BLK 22 1ST ADDN TO NEW WARRINGTON PB 1 P	
06/2001	4732	480	\$100	QC	N	📄	30 OR 8713 P 851 CA 215	
10/2000	4620	1356	\$100	CJ	Y	📄	<b>Extra Features</b>	
09/2000	4605	773	\$100	OT	Y	📄	METAL BUILDING	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							OPEN PORCH	

Parcel Information		Launch Interactive Map	
<b>Section Map Id:</b> CA215			
<b>Approx. Acreage:</b> 0.2947			
<b>Zoned:</b> 🔑 Com			
<b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>			
		<a href="#">View Florida Department of Environmental Protection (DEP) Data</a>	

Buildings

Images



4/8/2025 12:00:00 AM

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

Last Updated: 07/11/2025 (tc.7218)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ELEVENTH TALENT B LLC** holder of **Tax Certificate No. 03704**, issued the **1st** day of **June, A.D., 2023** 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:

**LTS 4 & 5 BLK 22 1ST ADDN TO NEW WARRINGTON PB 1 P 30 OR 8713 P 851 CA 215**

**SECTION 51, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 083112000 (0226-79)**

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

**WILLIAM ANGENENT KOELLE**

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

Dated this 11th day of July 2025.

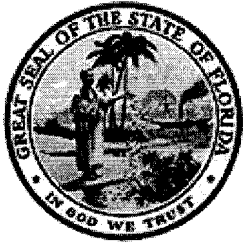
For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email [TAXDEEDS@ESCAMBIACLERK.COM](mailto:TAXDEEDS@ESCAMBIACLERK.COM).



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

Redeemed From Sale



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

**Tax Deed Sales - Redeemed From Sale**

**Account: 083112000 Certificate Number: 003704 of 2023**

Date Of Redemption

Clerk's Check  Clerk's Total \$806.40

Postage  Tax Deed Court Registry \$772.40

Payor Name

Notes

Commit Redemption ☒

# PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

## PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 08-3112-000 CERTIFICATE #: 2023-3704

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

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

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

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

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

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

BY



Michael A. Campbell,  
As President  
Dated: November 16, 2025



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

November 16, 2025

Tax Account #: **08-3112-000**

1. The Grantee(s) of the last deed(s) of record is/are: **WILLIAM ANGENENT KOELLE**  
**By Virtue of Warranty Deed recorded 2/1/2022 in OR 8713/851**
2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
  - a. **Code Enforcement Order in favor of Escambia County recorded 08/14/2024 – OR 9189/351 together with Cost Order recorded 5/21/2025 – OR 9321/354**
  - b. **Code Enforcement Order in favor of Escambia County recorded 10/31/2024 – OR 9225/1582**
4. Taxes:  
  
**Taxes for the year(s) NONE are delinquent.**  
**Tax Account #: 08-3112-000**  
**Assessed Value: \$42,034.00**  
**Exemptions: NONE**
5. We find the following HOA names in our search (if a condominium, the condo docs book, and page are included for your review): **NONE**

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

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

**PERDIDO TITLE SOLUTIONS**  
**PROPERTY INFORMATION REPORT**

3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**

**Escambia County Tax Collector**

P.O. Box 1312

Pensacola, FL 32591

**CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA**

**TAX DEED SALE DATE:** FEB 4, 2026

**TAX ACCOUNT #:** 08-3112-000

**CERTIFICATE #:** 2023-3704

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>2025</u> tax year.

**WILLIAM ANGENENT KOELLE**  
**3219 HIGHLAND PLZ SE**  
**HUNTSVILLE, AL 35801-1242**

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

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

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



BY: Michael A. Campbell, As Its President

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

**PROPERTY INFORMATION REPORT**

**November 16, 2025**

**Tax Account #:08-3112-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LTS 4 & 5 BLK 22 1ST ADDN TO NEW WARRINGTON PB 1 P 30 OR 8713 P 851 CA 215**

**SECTION 51, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 08-3112-000(0226-79)**

Prepared by:  
William E. Farrington, II  
Wilson, Harrell, Farrington, Ford, et.al., P.A.  
307 South Palafox Street  
Pensacola, Florida 32502

File Number: 1-57654

General Warranty Deed

Made this January 31, 2022 A.D., By **Ned D. King, Jr. a/k/a Ned King**, whose post office address is: 1113 East Maxwell Street, Pensacola, Florida 32503, hereinafter called the grantor, to **William Angenent Koelle**, whose post office address is: 3219 Highland Plz SE, Huntsville, Alabama 35891-1242, hereinafter called the grantee:

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

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

See Attached Exhibit "A"

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 512S30-7061-060-022


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

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

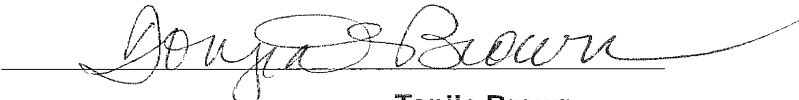
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Printed Name Theo D. Brown, Jr.

 (Seal)  
Ned D. King, Jr. a/k/a Ned King

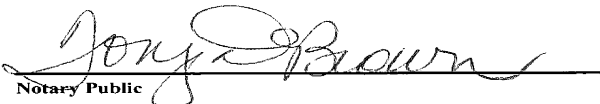
  
Witness Printed Name Tonjia Brown

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31st day of January, 2022, by Ned D. King, Jr. a/k/a Ned King, who is/are personally known to me or who has produced driver license as identification.



TONJIA BROWN  
Commission # GG 302994  
Expires April 13, 2023  
Bonded Thru Budget Notary Services

  
Notary Public  
Print Name: Tonjia Brown  
My Commission Expires: \_\_\_\_\_

## **Exhibit "A"**

**Parcel #1**

Lot 6, Block 22, First Addition to New Warrington, according to the Plat thereof, recorded in Plat Book 1, Page(s) 30, of the Public Records of Escambia County, Florida.

**Parcel #2**

Lot 4 and 5, Block 22, First Addition to New Warrington, according to the Plat thereof, recorded in Plat Book 1, Page(s) 30, of the Public Records of Escambia County, Florida.

Together with that certain manufactured home, described as: 1972 HOLI, TV 30', ID# S723252214054, Title #71132932

# 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 that 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.

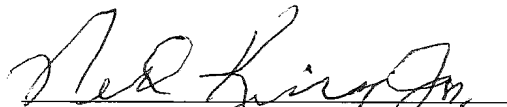
NAME OF ROADWAY: 9 South 3rd Street  
11 South 3rd Street

LEGAL ADDRESS OF PROPERTY: 9 South 3rd Street, Pensacola, Florida 32507  
11 South 3rd Street, Pensacola, Florida 32507

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

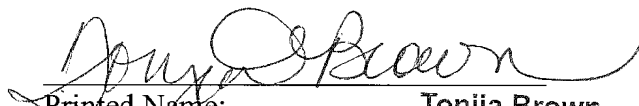
This form completed by: Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons P.A.  
307 South Palafox Street, Pensacola, Florida 32502

AS TO SELLER(S):

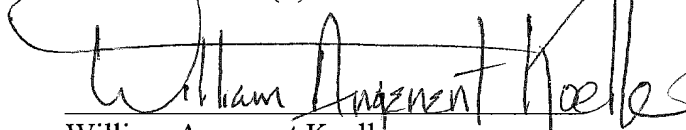
  
Ned D. King, Jr. a/k/a Ned King

WITNESSES TO SELLER(S):


  
Printed Name: Theo D. Baars, III

  
Printed Name: Tonja Brown

AS TO BUYER(S):

  
William Angenent Koelle

WITNESSES TO BUYER(S):

  
Printed Name: Theo D. Baars, III

  
Printed Name: Tonja Brown

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

Recorded in Public Records 8/14/2024 3:22 PM OR Book 9189 Page 351,  
Instrument #2024062071, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00

Recorded in Public Records 8/14/2024 2:57 PM OR Book 9189 Page 295,  
Instrument #2024062056, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00

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

PETITIONER  
ESCAMBIA COUNTY FLORIDA,

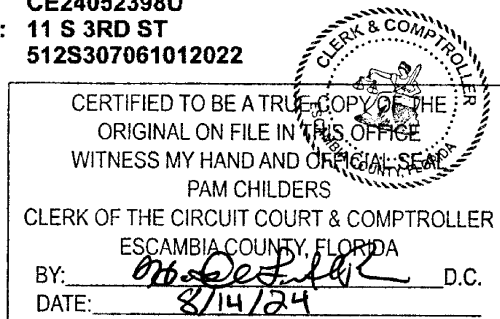
CASE NO: CE24052398U  
LOCATION: 11 S 3RD ST  
PR#: 512S307061012022

VS.

KOELLE, WILLIAM ANGENENT  
3219 HIGHLAND PLZ SE  
HUNTSVILLE, AL 35801-1242

RESPONDENT(S)

ORDER



This CAUSE having come before the Office of Environmental Enforcement  
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged  
violation of the ordinances of the County of Escambia, State of Florida, and the Special  
Magistrate having considered the evidence before him in the form of testimony by the  
Enforcement Officer and the Respondent(s) or representative thereof, None,  
as well as evidence submitted, and after consideration of the appropriate sections of  
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation  
of the following Code of Ordinances has occurred and continues:  
**Sec. 42-196(a) Nuisance - (A) Nuisance**  
**Sec. 42-196(b) Nuisance - (B) Trash and Debris**  
**Sec. 42-196(d) Nuisance - (D) Overgrowth**  
**Unsafe Structures - 30-203 (DD) Structural elements unmaintained**  
**Unsafe Structures - 30-203 (N) Siding**  
**Unsafe Structures - 30-203 (O) Roof**  
**Unsafe Structures - 30-203 (R) Unsafe stair/porch**

BK: 9189 PG: 352

BK: 9189 PG: 296

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **8/20/2024** to correct the violation(s) and to bring the violation into compliance. Corrective action shall include:

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$50.00** per day, commencing **8/21/2024**. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S)**. At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning. The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$250.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia

Page 2 Of 3



BK: 9189 PG: 353 Last Page

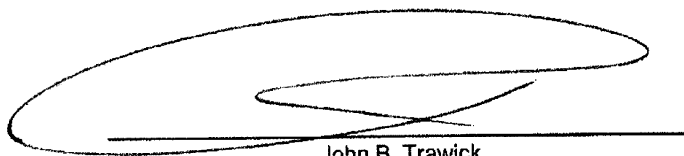
BK: 9189 PG: 297 Last Page

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

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

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

**DONE AND ORDERED** in Escambia County, Florida on this 13th day of August, 2024.

A large, stylized handwritten signature in black ink, appearing to read 'John B. Trawick', is written over a horizontal line.

John B. Trawick  
Special Magistrate  
Office of Environmental Enforcement

Recorded in Public Records 5/21/2025 4:16 PM OR Book 9321 Page 354,  
Instrument #2025037654, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Recorded in Public Records 5/21/2025 3:56 PM OR Book 9321 Page 339,  
Instrument #2025037641, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

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

ESCAMBIA COUNTY, FLORIDA

vs.

Case No: CE24052398U  
Location: 11 S 3RD ST  
PR #: 512S307061012022

KOELLE, WILLIAM  
ANGENENT  
3219 HIGHLAND PLZ SE  
HUNTSVILLE, AL 35801-1242

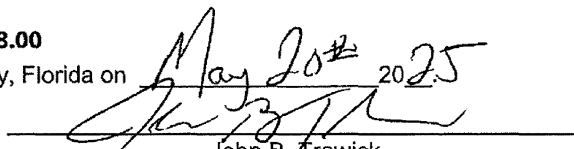
Cost Order

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

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 8/13/2024.

Itemized Cost		
Daily fines	\$10,950.00	\$50.00 Per Day From: <u>08/21/2024</u> To: <u>03/28/2025</u>
Fines	\$0.00	
Court Cost	\$250.00	
County Abatement Fees	\$4,898.00	
Administrative Costs	\$0.00	
Payments	\$0.00	
<b>Total:</b>	<b>\$16,098.00</b>	

DONE AND ORDERED at Escambia County, Florida on

*May 20<sup>th</sup> 2025*  
  
John B. Trawick  
Special Magistrate  
Office of Environmental Enforcement

Unique Code : BAA-CACABFBCCDAEFH-BCADD-CACFADHGEB-FAFFJH-G Page 1 of 1

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORD OR DOCUMENT AUTHORIZED BY LAW TO BE RECORDED OR FILED AND ACTUALLY RECORDED OR FILED IN THE OFFICE OF THE ESCAMBIA COUNTY CLERK OF THE CIRCUIT COURT. THIS DOCUMENT MAY HAVE REDACTIONS AS REQUIRED BY LAW.  
VISIT <http://www.escambiaclerk.com/eScriber> TO VALIDATE THIS DOCUMENT



Digitally signed by Pamela L Childers  
Date: 2025.05.21 16:07:30 -05:00  
Escambia County Clerk of the Court and Comptroller  
Location: 190 W Government St., Pensacola, FL 32502

Recorded in Public Records 10/31/2024 2:40 PM OR Book 9225 Page 1582,  
Instrument #2024083151, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$35.50

Recorded in Public Records 10/31/2024 1:00 PM OR Book 9225 Page 1443,  
Instrument #2024083108, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$35.50

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

PETITIONER  
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE24052377N  
LOCATION: 9 S 3RD ST  
PR#: 512S307061060022

VS.

KOELLE, WILLIAM ANGENENT  
3219 HIGHLAND PLZ SE  
HUNTSVILLE, AL 35801-1242

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement  
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged  
violation of the ordinances of the County of Escambia, State of Florida, and the Special  
Magistrate having considered the evidence before him in the form of testimony by the  
Enforcement Officer and the Respondent(s) or representative thereof, None,  
as well as evidence submitted, and after consideration of the appropriate sections of  
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation  
of the following Code of Ordinances has occurred and continues:

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

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

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

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

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

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

**Unsafe Structures - 30-203 (N) Siding**

Page 1 Of 4

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORD  
OR DOCUMENT AUTHORIZED BY LAW TO BE RECORDED OR FILED AND ACTUALLY RECORDED OR FILED  
IN THE OFFICE OF THE ESCAMBIA COUNTY CLERK OF THE CIRCUIT COURT. THIS DOCUMENT MAY  
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Digitally signed by Pamela L Childers  
Date: 2024.10.31 14:02:35 -05:00  
Escambia County Clerk of the Court and Comptroller  
Location: 190 W Government St., Pensacola, FL 32502

BK: 9225 PG: 1583

BK: 9225 PG: 1444

**Unsafe Structures - 30-203 (O) Roof****Unsafe Structures - 30-203 (X) Exterior door in bad repair****Unsafe Structures - 30-203 (U) Broken/cracked****Sec. 30-33 Initial Enforcement Procedures**

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **11/5/2024** to correct the violation(s) and to bring the violation into compliance.

Corrective action shall include:

**Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.**

**Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.**

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$50.00** per day, commencing **11/6/2024**.

This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING**

Page 2 Of 4

Unique Code : BAA-CACDBDACBGFAEB-BCADD-CACEAIDBAI-EAHIIB-B Page 2 of 4

BK: 9225 PG: 1584

BK: 9225 PG: 1445

Unique Code : BAA-CACBDDACBGFAEB-BCADD-CACEAIDBAI-EAHIIB-B Page 3 of 4

**OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).**

At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning.

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

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

An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within **30 days** of the execution of the order to be appealed.


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

**BK: 9225 PG: 1585 Last Page**

**BK: 9225 PG: 1446 Last Page**

**DONE AND ORDERED** in Escambia County, Florida on this 29th day of

October, 2024.

  
John B. Trawick  
Special Magistrate  
Office of Environmental Enforcement

Unique Code : BAA-CACDBDACBGFAEB-BCADD-CACEAIDBAI-EAHIIB-B Page 4 of 4