

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

0925.15

		Complete Security According	and the second second				
Part 1: Tax Deed	Application Infor	mation		H. C.			
Applicant Name Applicant Address	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411				Application date		Apr 16, 2025
Property description	KOELLE WILLIAM ANGENENT 3219 HIGHLAND PLZ SE HUNTSVILLE, AL 35801-1242 9 S 3RD ST 08-3113-500 LOT 6 BLK 22 1ST ADDN TO NEW WARRINGTON F 1 P 30 OR 8713 P 851 CA 215				Certificate #		2023 / 3705
				RRINGTON PB	Date certificate issued		06/01/2023
Part 2: Certificat	es Owned by App	licant an	d Filed w	ith Tax Deed	Application	on 🛔 👫 🗀	
Column 1 Certificate Number	Column To Date of Certific			olumn 3 ount of Certificate	1 -	olumn 4 nterest	Column 5: Total (Column 3 + Column 4)
# 2023/3705	06/01/20	023		1,644.67		82.23	1,726.90
# 2024/3878	06/01/20	024		2,015.00		143.15	2,158.15
			······································		→	Part 2: Total*	3,885.05
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (C	ther than Co	unty) 🗼		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 Amount of Certificate	Column 4 Tax Collector's	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
#/							·
			· · · · · · · · · · · · · · · · · · ·			Part 3: Total*	0.00
Learn 3 Control of the Same Same Same Same Same Same Same Sam	ector Certified Am	THOSE REVISIONS TO SERVE			1.4		
1. Cost of all cert	ificates in applicant's	possessio	n and othe			applicant rts 2 + 3 above)	3,885.05
2. Delinquent tax	es paid by the applica	ant					0.00
3. Current taxes	paid by the applicant				-		1,846.20
4. Property information report fee				200.00			
5. Tax deed application fee				175.00			
6. Interest accrue	ed by tax collector und	der s.197.5	542, F.S. (s	see Tax Collecto	or Instructio	ns, page 2)	0.00
7.			V.		Total P	aid (Lines 1-6)	6,106.25
	nformation is true and that the property inf				y informatio	on report fee, ar	nd tax collector's fees
HIII	IMYIIM	V			E	scambia, Florid	la
Sign here: Sign	ature, Tax Collector or Desi	gnee			Date _	April 21st, 2	2025_
3. Current taxes 4. Property inform 5. Tax deed appl 6. Interest accrue 7. I certify the above in have been paid, and	paid by the applicant nation report fee ication fee ed by tax collector und	the tax comments on s	ertificates, i	nterest, propert	Total P	aid (Lines 1-6) on report fee, ar scambia, Florid	6, and tax collector's fe

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

412.50

Раг	t 5: Clerk of Court Certified Amounts (Lines 8-14)
8.	Processing tax deed fee
9.	Certified or registered mail charge
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees
11.	Recording fee for certificate of notice
12.	Sheriff's fees
13.	Interest (see Clerk of Court Instructions, page 2)
14.	Total Paid (Lines 8-13)
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)
Sign h	nere: Date of sale 09/03/2025 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

Application Number: 2500077

o: Tax Collector of	ESCAMBIA COUNTY	_, Florida	
G 20, LLC			
G 20, LLC FBO SEC F	PTY		
O BOX 12225			
EWARK, NJ 07101-3	•	–	0 H
old the listed tax certif	ricate and hereby surrender the	same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
08-3113-500	2023/3705	06-01-2023	LOT 6 BLK 22 1ST ADDN TO NEW
00 0110 000	2020/07/00	3	WARRINGTON PB 1 P 30 OR 8713 P 851 CA 215
l agree to:			
_	ent taxes, if due and		
	utstanding tax certificates plus i	interest not in my	possession, and
		-	•
. •	quent and omitted taxes, plus ir	•	• • •
	Collector's fees, property informats, if applicable.	ation report costs, (Clerk of the Court costs, charges and fees, and
Attached is the tax sal	• •	cation is based and	d all other certificates of the same legal description
, ,			
Electronic signature	on file		
FIG 20, LLC	on the		
FIG 20, LLC FBO SE	EC PTY		
PO BOX 12225 NEWARK, NJ 0710	01-3411		
			<u>04-16-2025</u>
			Application Date

Applicant's signature



Parcel Information

Gary "Bubba" Peters Escambia County Property Appraiser

Real Estate Search

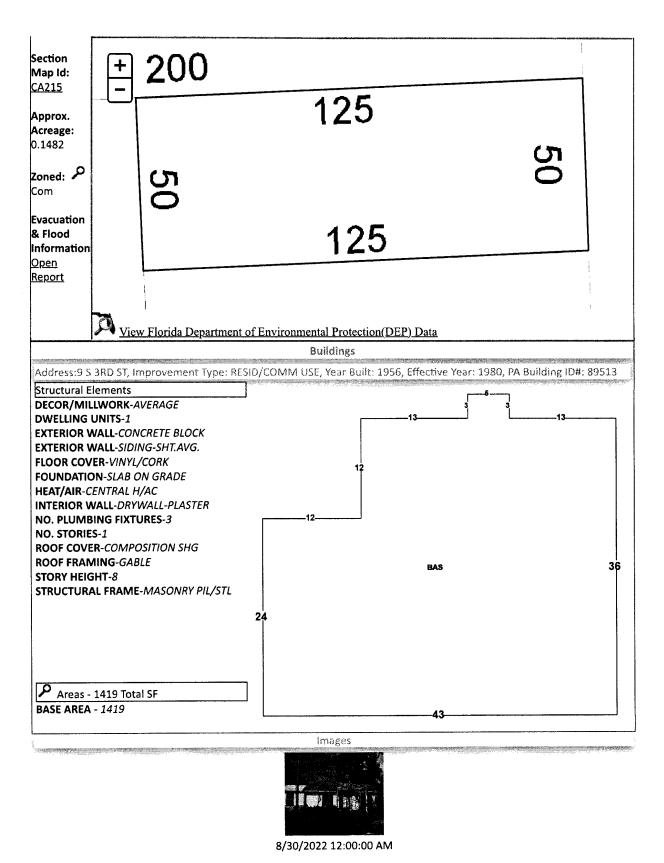
Tangible Property Search

Sale List

Launch Interactive Map

Back

Printer Friendly Version Nav. Mode Account OParcel ID General Information Assessments Total Cap Val Land 512S307061060022 Year **Imprv** Parcel ID: \$128,897 083113500 2024 \$19,368 \$109,529 \$128,897 Account: \$126,592 2023 \$103,996 \$126,592 \$22,596 Owners: KOELLE WILLIAM ANGENENT \$106,754 \$95,858 \$94,649 3219 HIGHLAND PLZ SE 2022 \$12,105 Mail: HUNTSVILLE, AL 35801-1242 9 S 3RD ST 32507 Situs: Disclaimer RESTAURANT, CAFETERIA 🔑 Use Code: **Tax Estimator Taxing COUNTY MSTU Authority: Change of Address Open Tax Inquiry Window** Tax Inquiry: Tax Inquiry link courtesy of Scott Lunsford **Report Storm Damage** Escambia County Tax Collector **Enter Income & Expense Survey Download Income & Expense Survey** 2024 Certified Roll Exemptions Sales Data Type List: 🔑 Multi Records Sale Date Book Page Value Type Parcel ₽. 01/31/2022 8713 851 \$145,300 WD Υ Legal Description LOT 6 BLK 22 1ST ADDN TO NEW WARRINGTON PB 1 P 30 OR 07/2004 5472 608 \$85,000 WD B Ν 8713 P 851 CA 215 06/2001 4732 481 \$100 QC Ν B 06/1991 3020 122 \$25,000 WD Ν Extra Features 06/1991 3020 121 \$100 QC FRAME BUILDING Official Records Inquiry courtesy of Pam Childers WOOD DECK Escambia County Clerk of the Circuit Court and Comptroller



assumed for inaccuracies or errors.

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

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025034756 5/14/2025 9:32 AM
OFF REC BK: 9316 PG: 1643 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FIG 20 LLC holder of Tax Certificate No. 03705, 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:

LOT 6 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 083113500 (0925-15)

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 9:00 A.M. on the first Wednesday in the month of September, which is the 3rd day of September 2025.

Dated this 14th day of May 2025.

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

COUNTY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

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, E	ESCAMBIA COUNTY TAX	COLLECTOR				
TAX ACCOUNT #:	08-3113-500	CERTIFICATE #: _	2023-37	05		
REPORT IS LIMITED	TITLE INSURANCE. THE TO THE PERSON(S) EXP ORT AS THE RECIPIENT(S	RESSLY IDENTIFIED I	BY NAME IN THI	E PROPERTY		
listing of the owner(s) o tax information and a list	pared in accordance with the frecord of the land described sting and copies of all open in the Official Record Booking 2 herein.	ed herein together with coor unsatisfied leases, more	arrent and delinque rtgages, judgments	nt ad valorem and		
and mineral or any subs	to: Current year taxes; taxes urface rights of any kind or s, boundary line disputes.					
	sure or guarantee the validity nce policy, an opinion of title					
Use of the term "Report	" herein refers to the Proper	ty Information Report an	nd the documents a	ttached hereto.		
Period Searched:	June 18, 2005 to and inclu	ding June 18, 2025	Abstractor:	Andrew Hunt		
ВҮ						
Malphel						

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

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

June 19, 2025

Tax Account #: 08-3113-500

1. The Grantee(s) of the last deed(s) of record is/are: WILLIAM ANGENENT KOELLE

By Virtue of General 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. Lien in favor of Emerald Coast Utilities Authority recorded 12/6/2022 OR 8899/1479
 - b. Code Enforcement Order in favor of Escambia County recorded 10/31/2024 OR 9225/1582
 - c. Code Enforcement Order in favor of Escambia County recorded 8/14/2024 OR 9189/351 together with Cost Order recorded 5/21/2025 —OR 9321/354
- 4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 08-3113-500 Assessed Value: \$128,897.00

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: PRO	APERTY INFORMAT	FION REPORT FOR TDA

TAX DEED SALE DATE:	SEPT 3, 2025
TAX ACCOUNT #:	08-3113-500
CERTIFICATE #:	2023-3705
those persons, firms, and/or agencies having le	tatutes, the following is a list of names and addresses of gal interest in or claim against the above-described icate is being submitted as proper notification of tax deed
YES NO ☐ ☐ Notify City of Pensacola, P.O. Bo ☐ Notify Escambia County, 190 Go ☐ Homestead for 2024 tax year.	
WILLIAM ANGENENT KOELLE 3219 HIGHLAND PLZ SE HUNTSVILLE, AL 35801-1242	WILLIAM ANGENENT KOELLE 9 S 3RD ST PENSACOLA, FL 32507
EMERALD COAST UTILITIES AUTHORIT 9255 STURDEVANT ST PENSACOLA, FL 32514-0311	ESCAMBIA COUNTY CODE ENFORCEMENT 3363 W PARK PL PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 19th day of June 2025.

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

BY: Michael A. Campbell, As Its President

Malphel

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

PROPERTY INFORMATION REPORT

June 19, 2025 Tax Account #:08-3113-500

LEGAL DESCRIPTION EXHIBIT "A"

LOT 6 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 08-3113-500(0925-15)

Recorded in Public Records 2/1/2022 4:01 PM OR Book 8713 Page 851, Instrument #2022010540, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$1,017.10

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, Alahama, 3580-1242, 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

Signed, sealed and delivered in our presence:

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.

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 Angel (LONAL) as identification.

TONJIA BROWN
Commission # GG 302994
Expires April 13, 2023
Bended Thru Budget Notary Service

Notary Public Print Name: Tonjia Brown

My Commission Expires:____

BK: 8713 PG: 852

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

BK: 8713 PG: 853 Last Page

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 Ka

WITNESSES TO SELLER(S):

Printed Name:

Tonjia Brown

ÁS TO BUYER(S):

William Angenent Koell

WITNESSES TO BUYER(S):

Printed Name: Theo

Printed Name:

This form approved by the Escambia County Board of County Commissioners

Effective: 4/15/95

Recorded in Public Records 12/6/2022 10:46 AM OR Book 8899 Page 1479, Instrument #2022116523, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This Instrument Was Prepared By And Is To Be Returned To: PROCESSING, Emerald Coast Utilities Authority 9255 Sturdevant Street Pensacola, Florida 32514-0311

NOTICE OF LIEN



STATE OF FLORIDA COUNTY OF ESCAMBIA

Customer: KOELLE WILLIAM

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer: LOT 6 BLK 22 1ST ADDN TO NEW WARRINGTON PB 1 P 30 OR 8713 P 851 CA 215

Account Number: 462212-84362					
Amount of Lien: $$759.92$, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.					
This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.					
Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.					
Dated: 11/21/2022					
BY:					
STATE OF FLORIDA COUNTY OF ESCAMBIA The foregoing instrument was acknowledged before me this 21ST day of NOVEMBER , 2022 , by SUE ELLEN DUMAGUING of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.					
Wynete Vilines Notary Public, State of Florida My Commission Expires 02/10/2028 Commission No. HH-227548 Notary Public - State of Florida RWK:ls Revised 05/31/11					

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

512S307061060022

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 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

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

BK: 9225 PG: 1584 BK: 9225 PG: 1445

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.

Page 3 Of 4

BK: 9225 PG: 1585 Last Page BK: 9225 PG: 1446 Last Page

DONE AND ORDERED in Escambia County, Florida on this $\underline{29th}$ day of

October, 2024.

Special Magistrate
Office of Environmental Enforcement

Page 4 Of 4

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: LOCATION:

CE24052398U 11 S 3RD ST

PR#:

512S307061012022

VS.

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

RESPONDENT(S)

ORIGINAL ON FILE IN THIS OF WITNESS MY HAND AND CHECK

CERTIFIED TO BE A TRUE

PAM CHILDERS

CLERK OF THE CIRCUIT COURT & COMPTROLLER

DATE:

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, 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

Page 1 Of 3

5/21/25, 11:26 AM

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.

John B. Trawick Special Magistrate Office of Environmental Enforcement

Page 3 Of 3

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

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 Court Cost \$0.00

\$250.00 \$4,898.00

County Abatement Fees **Administrative Costs**

\$0.00

Payments

\$0.00

Total: \$16,098.00

DONE AND ORDERED at Escambia County, Florida on

John B. Trawick Special Magistrate

Office of Environmental Enforcement

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03705 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 17, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

WILLIAM ANGENENT KOELL 3219 HIGHLAND PLZ SE HUNTSVILLE, AL 35801-124	E WILLIAM ANGENENT KOELL 9 S 3RD ST 2 PENSACOLA FL 32507	E		
221 F	MBIA COUNTY / COUNTY ATTO PALAFOX PLACE STE 430 ACOLA FL 32502	RNEY		
			STURDEVANT ST	

WITNESS my official seal this 17th day of July 2025.

COMPTROLES

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FIG 20 LLC holder of Tax Certificate No. 03705, 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:

LOT 6 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 083113500 (0925-15)

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 September, which is the 3rd day of September 2025.

Dated this 21st day of July 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

STATE COUNT TO BE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

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Post Property:

9 S 3RD ST 32507



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 01515

Agency Number: 25-008133

Document Number: ECSO25CIV028253NON

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT # 03705 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: WILLIAM ANGENENT KOELLE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/28/2025 at 9:15 AM and served same at 1:17 PM on 7/29/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

C. DAVIS, CPS

Service Fee:

\$40.00

Receipt No:

BILL

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Dated this 21st day of July 2025.

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Post Property:

9 S 3RD ST 32507



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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WILLIAM ANGENENT KOELLE [0925-15] 3219 HIGHLAND PLZ SE HUNTSVILLE, AL 35801-1242 WILLIAM ANGENENT KOELLE [0925-15] 9 S 3RD ST PENSACOLA FL 32507

9171 9690 0935 0127 1954 33

9171 9690 0935 0127 1954 40

ESCAMBIA COUNTY / COUNTY ATTORNEY [0925-15] 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502 ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT [0925-15] ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505

9171 9690 0935 0127 1953 58

ECUA [0925-15] 9255 STURDEVANT ST PENSACOLA, FL 32514

9171 9690 0935 0127 1953 65

Contract

Notes

ACTUAL SHERIFF \$40 ACTUAL POSTAGE \$35.60 MKJ
7/22/2025 TD OFFICE NOTES: Received call from William Koelle and Paula Williams
256-6479-8660. Provided July amount due per request and sale date. Explained
payment will need to be certified funds made at the downtown office. BCJ
07/29/2025 DEPUTY POSTED PROPERTY. MKJ

CEKTIFIED WAIL Pam Childers Clerk of the Circuit Court & Comptroller Official Records

9171 9690 0935 0127 1954 33

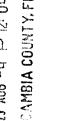
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FIRST-CLASS MAIL \$008.86

Pensacola, FL 32502

221 Palafox Place, Suite 110

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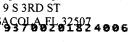


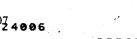




















8C: 32502583335





RETURN TO SENDER















UNABLE TO FORWARD

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Pam Childers

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

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WILLIAM ANGENENT KOELLE [0925-15] 3219 HIGHLAND PLZ SE HUNTSVILLE, AL 35801-1242

NIXIE

0008/22/25

RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

35601-124219 32502>5833 BC: 32502583335

32502583335 *2738-02421-26-17

Redeemed From Sale



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed Sales - Redeemed From Sale
Account: 083113500 Certificate Number: 003705 of 2023

Date Of Redemption	8/27/2025	
Clerk's Check	1 Clerk's Total \$774.00	
Postage	\$0.00 Tax Deed Court Registry \$740.00	
Payor Name	WILLIAM KOELLE 3219 HIGHLAND PLZ SE HUNTSVILLE, AL 35801-1242	\(
Notes		\(\)
	Submit Reset Print Preview Print Receipt Commit Redemption	



STATE OF FLORIDA

County of Escambia

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

DATE - 09-03-2025 - TAX CERTIFICATE #'S 03705

in the CIRCUIT Court

was published in said newspaper in the issues of

JULY 31 & AUGUST 7, 14, 21, 2025

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

Will PO

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=0.01410C00000197F4A9F39B00058C1A, cn=Michael P Driver
Date: 2025.08.21 11:39:02 -05'00'

PUBLISHER

Sworn to and subscribed before me this <u>21ST</u> day of <u>AUGUST</u>

A.D., 2025

Pather Tuttle

Digitally signed by Heather Tuttle DN: c=US, o=The Escambia Sun Press LLC, dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle Date: 2025.08.21 11:39:49 -05'00'

HEATHER TUTTLE NOTARY PUBLIC



HEATHER TUTTLE Notary Public, State of Florida My Comm. Expires June 24, 2028 Commission No. HH 535214 NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FIG 20 LLC holder of Tax Certificate No. 03705, 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:

LOT 6 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 083113500 (0925-15)

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 September, which is the 3rd day of September 2025.

Dated this 24th 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.

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

oaw-4w-07-31-08-07-14-21-2025