

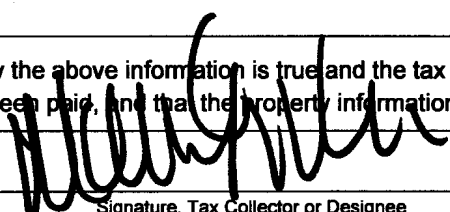


CERTIFICATION OF TAX DEED APPLICATION

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

Part 1: Tax Deed Application Information					
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 PB 1 P 30 OR 8713 P 851 CA 215	Certificate #	2023 / 3705		
		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)	
# 2023/3705	06/01/2023	1,644.67	82.23	1,726.90	
# 2024/3878	06/01/2024	2,015.00	143.15	2,158.15	
→ Part 2: Total*				3,885.05	
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)
# /					
Part 3: Total*					0.00
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				3,885.05	
2. Delinquent taxes paid by the applicant				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 accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				0.00	
7. Total Paid (Lines 1-6)				6,106.25	
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: 			Escambia, Florida Date April 21st, 2025		

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

+12.50

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>09/03/2025</u> 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: 2500077

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
08-3113-500	2023/3705	06-01-2023	LOT 6 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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-16-2025
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 Parcel ID: 512S307061060022 Account: 083113500 Owners: KOELLE WILLIAM ANGENENT Mail: 3219 HIGHLAND PLZ SE HUNTSVILLE, AL 35801-1242 Situs: 9 S 3RD ST 32507 Use Code: RESTAURANT,CAFETERIA Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window <small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small>							Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>\$19,368</td> <td>\$109,529</td> <td>\$128,897</td> <td>\$128,897</td> </tr> <tr> <td>2023</td> <td>\$22,596</td> <td>\$103,996</td> <td>\$126,592</td> <td>\$126,592</td> </tr> <tr> <td>2022</td> <td>\$12,105</td> <td>\$94,649</td> <td>\$106,754</td> <td>\$95,858</td> </tr> </tbody> </table> Disclaimer Tax Estimator Change of Address Report Storm Damage Enter Income & Expense Survey Download Income & Expense Survey					Year	Land	Imprv	Total	Cap Val	2024	\$19,368	\$109,529	\$128,897	\$128,897	2023	\$22,596	\$103,996	\$126,592	\$126,592	2022	\$12,105	\$94,649	\$106,754	\$95,858																						
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Sale Date	Book	Page	Value	Type	Multi Parcel	Records																																															
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06/1991	3020	121	\$100	QC	N																																																
Parcel Information							Launch Interactive Map																																														

Section
Map Id:
CA215

Approx.
Acreage:
0.1482

Zoned: 
Com

Evacuation
& Flood
Information
[Open
Report](#)



200

125

50

50

125



[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

Address: 9 S 3RD ST, Improvement Type: RESID/COMM USE, Year Built: 1956, Effective Year: 1980, PA Building ID#: 89513

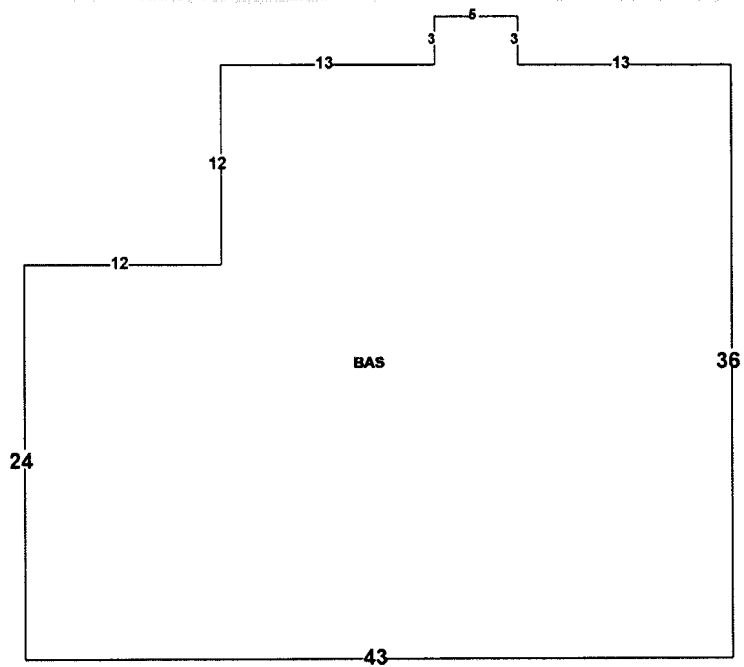
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-VINYL/CORK
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-8
STRUCTURAL FRAME-MASONRY PIL/STL



Areas - 1419 Total SF

BASE AREA - 1419



Images



8/30/2022 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: 04/25/2025 (tc. 2263)

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)

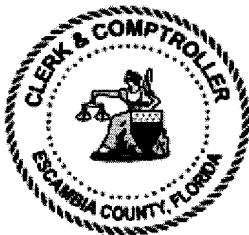
The assessment of the said property under the said certificate issued was in the name of

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.



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, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 08-3113-500 CERTIFICATE #: 2023-3705

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: June 18, 2005 to and including June 18, 2025 Abstractor: Andrew Hunt

BY



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: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: SEPT 3, 2025

TAX ACCOUNT #: 08-3113-500

CERTIFICATE #: 2023-3705

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>2024</u> 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 AUTHORITY
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

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, 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

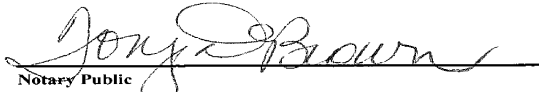

Witness Printed Name Tonja Brown

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: Tonja 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

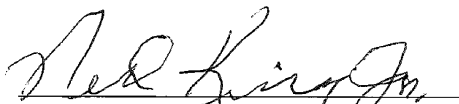
LEGAL ADDRESS OF PROPERTY: 9 South 3rd Street, Pensacola, Florida 32507
11 South 3rd Street, Pensacola, Florida 32507

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):

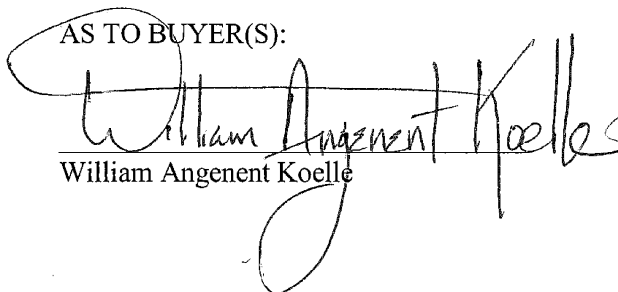

Ned D. King, Jr. a/k/a Ned King

WITNESSES TO SELLER(S):



Printed Name: Theo D. Baars

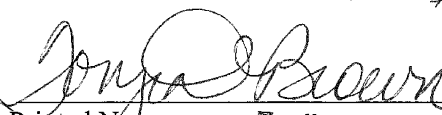

Printed Name: Tonjia Brown

AS TO BUYER(S):


William Angenent Koelle

WITNESSES TO BUYER(S):


Printed Name: Theo D. Baars


Printed Name: Tonjia Brown

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

Notice is hereby given that the EMERALD COAST UTILITIES 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

Customer: KOELLE WILLIAM

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.

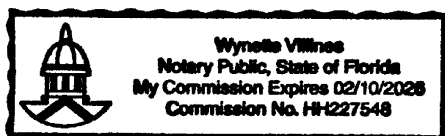
Dated: 11/21/2022

EMERALD COAST UTILITIES AUTHORITY

BY: [Signature]

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.



[Signature]
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
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
HAVE REDACTIONS AS REQUIRED BY LAW.

VISIT <http://www.escambiaclerk.com/verify> TO VALIDATE THIS DOCUMENT



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**

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Unique Code : BAA-CACBDBACBGFAEB-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.

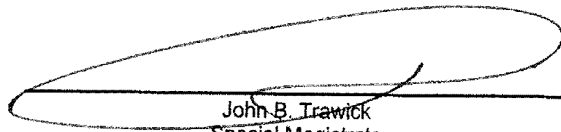
Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

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.

A 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

Unique Code : BAA-CACDBDACBGFAEB-BCADD-CACEAIDBAI-EAHIIIB-B 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,

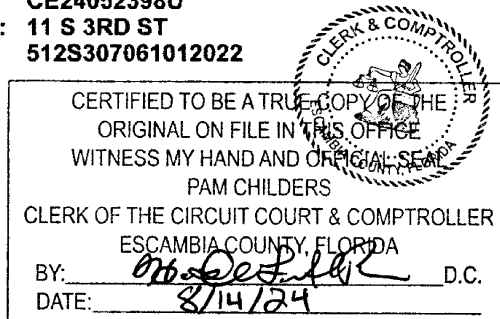
CASE NO: CE24052398U
LOCATION: 11 S 3RD ST
PR#: 512S307061012022

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

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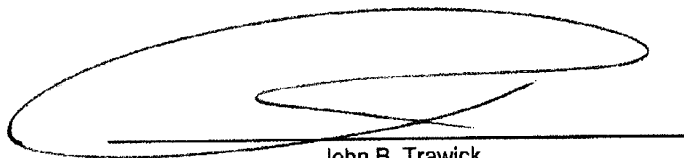
BK: 9189 PG: 353 Last Page**BK: 9189 PG: 297 Last Page**

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

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.

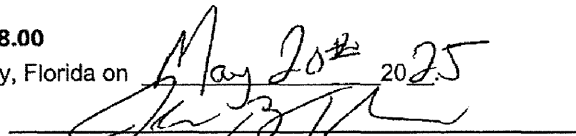
Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following 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	

Total: \$16,098.00

DONE AND ORDERED at Escambia County, Florida on

May 20th 2025

John B. Trawick
Special Magistrate
Office of Environmental Enforcement

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

